



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** August 14, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: **201401173** - 5188 & 5208 Roswell Road, *Applicant: Halpern Enterprises, Inc.*, to rezone the subject property from O-1 (Office and Institutional District) conditional and R-3 (Single Family Dwelling District) to MIX (Mixed Use District) to allow for a mixed use office and residential development, with concurrent variances

MEETING DATE: For Submission onto the August 19, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Rezoning Application

APPROVAL BY CITY MANAGER: gjm APPROVED

PLACED ON AGENDA FOR: **08/19/2014**

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

REMARKS:



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: August 1, 2014 for submission onto the August 19, 2014 City Council meeting

Agenda Item: **201401173 5188 & 5208 Roswell Road, 141, 151, 161, 171 Mount Paran Road** a request to rezone the subject property from O-I (Office and Institutional District) and R-3 (Single Family Dwelling District) to MIX (Mixed Use District) to allow for a new office building, 11 single family homes and an existing 14,625 square foot building to remain, with concurrent variances.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

APPROVAL CONDITIONAL of a request to rezone the subject property from O-I (Office and Institutional District) and R-3 (Single Family Dwelling District) to MIX (Mixed Use District) to allow for a new office building, 11 single family homes and an existing 14,625 square foot building to remain, with concurrent variances.

Discussion:

To rezone the subject properties from O-I (Office and Institutional District) and R-3 (Single Family Dwelling District) to MIX (Mixed Use District) to allow for a new office building, 11 single family homes and an existing 14,625 square foot building to remain.

Additionally, the applicant is requesting seven (7) concurrent variances from the Zoning Ordinance and one (1) from Development Regulations as follows:

1. Variance from 4.23.1 to reduce the required twenty (20) foot front landscape strip to seventeen (17) feet to allow the encroachment of the building.
2. Variance from 4.23.1 to reduce the required ten (10) foot side landscape strip to zero (0) feet along Mount Paran Road and the southern property line to allow encroachments as shown on the site plan dated received July 28, 2014.
3. Variance from 4.23.1 to reduce the required twenty (25) foot side buffer and ten (10) foot improvement setback to a five (5) foot /ten (10) foot landscape strip and a twenty (20) foot building setback as shown on the site plan dated received July 28, 2014 .
4. Variance from 4.23.1 to reduce the required fifty (50) foot side buffer and ten (10) feet improvement setback to a seventeen (17) foot planted buffer and a thirty-five (35) foot building setback to allow single family homes.
5. Variance from 8.2.3.G.2 to reduce minimum parcel size from ten (10) acres to 4.72 acres
6. Variance from Section 103-75 to reduce the required fifty (50) foot right-of-way to forty-four (44) feet.
7. Variance from 33.22.C to reduce the required setback from three (3) feet to zero (0) as shown on the site plan dated July 28, 2014.
8. Variance from 33.26.H.1.a to increase the number of monument signs from one (1) one on each frontage to two (2) on each frontage.

COMMUNITY DEVELOPMENT

PROPERTY INFORMATION	
Address, Land Lot, and District	5188 & 5208 Roswell Road, 141, 151,161,171 Mount Paran Road Land Lot 92, District 17
Council District	6 (Andy Bauman)
Frontage	365.81' of frontage along the west side of Roswell Road and 513.81' of frontage along the south side of Mount Paran Road
Area	4.7207Acres
Existing Zoning and Use	O-I (Office and Institutional District) under Fulton County zoning cases Z79-0102, Z88-0133 and Sandy Spring zoning case RZ06-047 and R-3 (Single Family Dwelling District) currently developed with office buildings and single family homes.
Overlay District	Suburban Overlay District
2027 Comprehensive Future Land Use Map Designation	LWN (Live Work Neighborhood), O (Office) and R1-2 (1 to 2 Units per acre) Node 2b: Glenridge Drive
Proposed Zoning	MIX (Mixed Used District)

APPLICANT/PETITIONER INFORMATION			
Property Owner	Petitioner	Representative	
International Building Associates, LLP	Halpern Enterprises, Inc.	Ellen W. Smith	
Community Zoning Information Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
April 22, 2014	May 29, 2014	June 19, 2014	July 15, 2014 August 19, 2014

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201401173-APPROVAL CONDITIONAL
201401173 Variances 1-8- APPROVAL CONDITIONAL

MAYOR AND CITY COUNCIL- July 15, 2014

The petition was heard at the July 15, 2014 Mayor and City Council meeting. The Council deferred the application to the August 19, 2014 meeting to allow the staff and the neighbors time to review the revised plan.

PLANNING COMMISSION RECOMMENDATION- June 19, 2014

The petition was heard at the June 19, 2014 Planning Commission meeting. Squire moved to recommend approval seconded by Frostbaum. The Commission deferral (6-0, Maziar, Porter, Frostbaum, Tart, Nickles and Squire for; and Duncan not voting), to allow the applicant time to work with staff and the neighborhood.

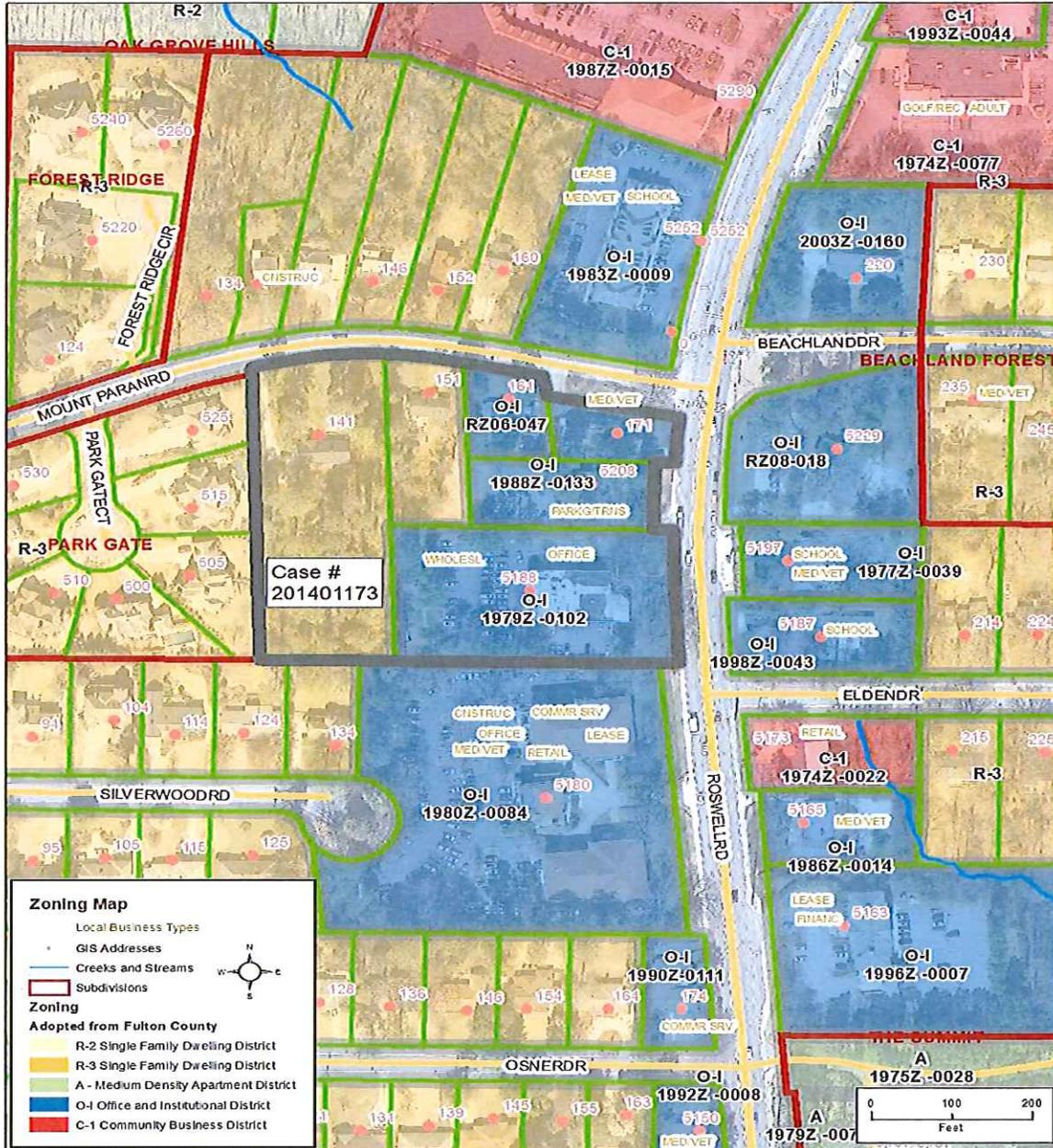
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES
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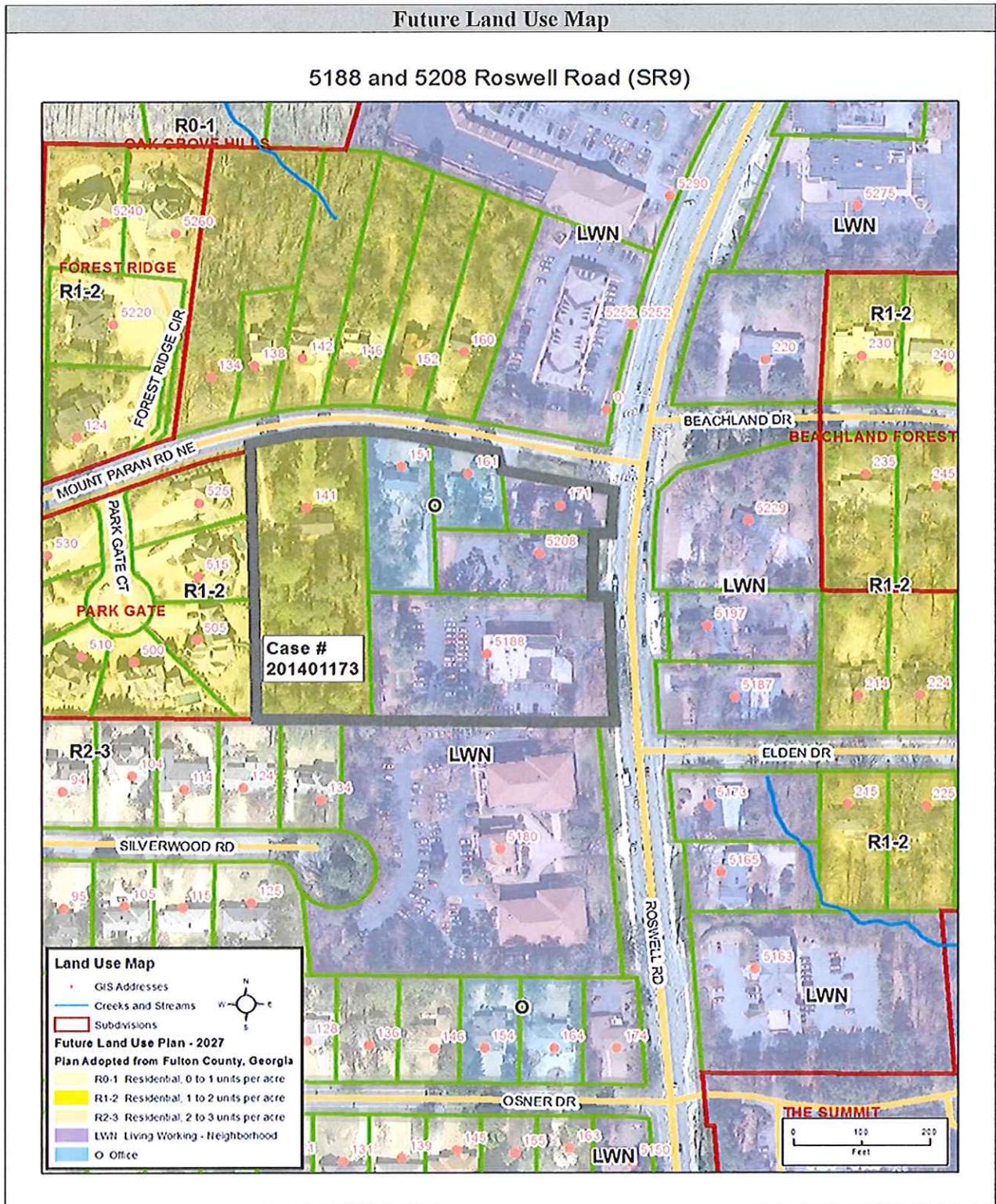
SUBJECT PETITION 201401173	Requested Zoning	Proposed Use	Land Area (Acres)	Square feet/Units	Density (Units per Acre)
	MIX	Office Residential	4.72	38,005 sf 11 units	8,051.90 sf/ac 2.33 units/ac

Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	O-I Z83-0009	5252 Roswell Road	1.23	15,634	12,710.57 sf/acre
North	R-3	138,142,146,152,160 Mt. Paran Road	3	5 units	1.66 units/ac
East	O-I RZ08-018	5229 Roswell Road	1.172	7,500	6,399.32 sf/ac
East	O-I Z77-0039	5197 Roswell Road	0.62	1,875	3,024 sf/ac
East	O-I Z98-0043	5187 Roswell Road	0.59	5,475	9,279.66 sf/ac
South	R-3	124 & 134 Sliverwood Road	0.7	2 units	2.86 units/ac
South	O-I Z79-0102	5180 Roswell Rd	3.7	61,780	16,697.30 sf/ac
West	R-3	Park Gate	3.2±	7 units	2.18 units/ac

Zoning Map

5188 and 5208 Roswell Road (SR 9)





ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Findings: The staff is of the opinion that the proposed uses are suitable in view of the use and development of adjacent and nearby property. The surrounding areas consist of: O-I (Office and Institutional District) to the north, east, and south; R-3 (Single Family Dwelling District) to the north, west and south. The applicant is proposing a new 23,380 square foot office building, 11 single family residential units and, the existing 14,625 square foot office building.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Findings: The staff is of the opinion that the proposal, if approved, would not have an adverse impact on the use or usability of adjacent or nearby properties. The proposal creates a mixed use development. The site plan provides pedestrian and vehicular connectivity. The applicant has proposed reducing two (2) curb cut on Roswell Road and three (3) curb cuts on Mount Paran Road to one (1) on each frontage. The applicant is also requesting variances to reduce required buffers adjacent to single family homes. A detailed landscaping plan has been provided to create a separation between the properties.

C. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.

Findings: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

D. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

Findings: The staff is of the opinion that the proposal will not result in a use which will cause an excessive or burdensome use of the existing infrastructure. The proposed 11 units would have limited impact on the school system. Traffic upgrades would be required by the Development Regulations and the proposed development will be required to meet all current City codes and ordinances.

E. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.

Findings: The staff is of the opinion that the proposed office use is consistent with the Future Land Use Map. The Future Land Use Map designation of LWN (Live Work Neighborhood), O (Office) and R1-2 (1 to 2 Units per acre) are located in Node 2b: Glenridge Drive which recommends a commercial density up 10,000 square feet per acre and residential up 5 units per acre. The residential request is higher than the recommended 1-2 units per acre at 2.33 units per acre. The proposed request is in harmony with the Comprehensive Plan policies on living working categories. The proposal does create a mixture of uses within the node. The site does provide a cohesiveness among the uses.

Node 2b: Glenridge Drive Node

Guidelines and Policies

1. Developments should be consistent with the standards that apply to the Live-Work Neighborhood land use classification (see Table 1.5), which includes:
 - a. Residential density should be 5 units per acre or less;
 - b. Commercial and office densities should be 10,000 square feet per acre or less;
 - c. Total square feet per tenant should be 30,000 square feet or less;
 - d. Maximum building height should be 2 stories; and
 - e. At least 10% of the site shall be green/open space, with 5% of the site reserved as green space and remaining 5% as open or green space.
2. Retail uses are not permitted in this Node.
3. Projects should incorporate appropriate transitions to existing neighborhoods through reductions in height, the incorporation of less intense uses, the use of compatible architecture, the utilization of traditional or natural materials, and the incorporation of open and green space.
4. Automobile oriented uses shall be discouraged.
5. Density and/or height bonuses, beyond the recommendations of the Comprehensive Plan, may be approved by the Mayor and City Council for the development or redevelopment of assembled properties comprising 5 or more acres. The approval of bonuses will be based on the merits of the project relative to whether it provides desirable attributes that meet or exceed the goals and objectives of the Comprehensive Plan. Such goals may include, but not be limited to:
 - a. Providing significant green space that exceeds the minimums established in Table 1.5.
 - b. The elimination of multiple curb cuts along Roswell Road.
 - c. The use of more neighborhood-scale architecture and design in accordance with new urbanism principles.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Findings: The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

G. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.

Findings: The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs. The proposal will be required to meet all current City Codes.

VARIANCE CONSIDERATIONS

Article 22, Appeals, of the Zoning Ordinance indicates the following are considerations in granting variances, of which only one has to be proven:

1. *Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,*
2. *The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or*

The applicant is requesting eight (8) concurrent variances as outlined below. The applicant has indicated that the variances being requested will be in harmony with the policy and intent of the Zoning Ordinance and will not result in any harm to the health, safety and welfare of the general public.

1. Variance from 4.23.1 to reduce the required twenty (20) foot front landscape strip to seventeen (17) feet to allow the encroachment of the new office building

Findings:

Staff is of the opinion that the reduction of the twenty (20) foot front landscape strip to seventeen (17) feet to allow the encroachment of the new office building is in harmony with the intent of the Zoning Ordinance and would not cause a detriment to the public. The applicant is proposing to pull the building slightly closer to Roswell Road to provide better interparcel access between uses on the property. It will also create further separation between the office and residential uses. The property is in low intensity commercial area and transitions quickly into the neighborhood. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

2. Variance from 4.23.1 to reduce the required ten (10) foot side landscape strip to zero (0) feet to allow the encroachment as shown on the site plan dated July 28, 2014.

Findings:

Staff is of the opinion that the reduction of the ten (10) foot side landscape strip to zero (0) feet to allow the encroachment of the parking lot, sidewalks and retaining walls is in harmony with the intent of the Zoning Ordinance and would not cause a detriment to the public. . The applicant is proposing to pull the building slightly closer to Roswell Road to provide better interparcel access between uses on the property. It will also create further separation between the office and residential uses. The property is in low intensity commercial area and transitions quickly into the neighborhood. Additionally the site does exhibit some topographical challenges to support the variance request. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

3. Variance from 4.23.1 to reduce the required twenty (25) foot side buffer and ten (10) foot improvement setback to a five (5) foot/ten (10) foot landscape strip and a twenty (20) foot building setback.

Findings:

Staff is of the opinion that the reduction of the twenty (25) foot side buffer and ten (10) foot improvement setback to a five (5) foot/ten (10) foot landscape strip and a twenty (20) foot building setback as shown on the site plan is in harmony with the intent of the Zoning Ordinance and would not cause a detriment to

the public. Single family districts do not require buffers or landscapes between them. The five (5) foot/ten (10) foot landscape strip and twenty (20) foot setback would create approximately ninety (90) foot separation between structures. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

4. Variance from 4.23.1 to reduce the required fifty (50) foot side buffer and ten (10) feet to a seventeen (17) foot buffer and a thirty-five (35) feet building setback to allow single family homes.

Findings:

Staff is of the opinion that the reduction in the fifty (50) foot side buffer and ten (10) feet to a seventeen (17) foot replanted buffer and a thirty-five (35) feet building setback is in harmony with the intent of the Zoning Ordinance and would not cause a detriment to the public. The applicant is proposing to construct five (5) homes adjacent to three (3) existing homes. Staff has created a condition requiring the applicant to replant a seventeen (17) foot buffer along the westerly property line as agreed upon by the adjacent neighbors. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

5. Variance from 8.2.3.G.2 to reduce minimum parcel size from ten (10) acres to 4.72 acres

Findings:

Staff is of the opinion that the request to reduce the minimum parcel size from ten (10) acres to 4.72 acres is in harmony with the intent of the Zoning Ordinance. The new proposal creates a mixed use project as recommend within the Glenridge Node. The project adds single family housing, office and a potential day care center to the existing office buildings in the area. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

6. Variance from Section 103-75 to reduce the required fifty (50) foot right-of-way to forty-four (44) feet.

Findings:

Staff is of the opinion that the request to reduce the required fifty (50) foot right-of-way to forty-four (44) feet is in harmony with the intent of the Zoning Ordinance. The private low volume road will function properly with a forty-four (44) foot right-of-way. Additionally, there are currently public streets within the City that have a forty-four (44) foot right-of-way. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

7. Variance from 33.22.C to reduce the required setback from three (3) feet to zero (0) as shown on the site plan dated July 28, 2014.

Findings:

Staff is of the opinion that the request to reduce the required three (3) foot setback to zero (0) is in harmony with the intent of the Zoning Ordinance. The site topography slopes from north to south. Retaining wall will be installed to level the site as much as possible. The applicant is proposing to install the monument sign on the front of the retaining walls which will be located on the right-of-way line. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

8. Variance from 33.26.H.1.a to increase the number of monument signs from one (1) one on each frontage to two (2) on each frontage.

Findings:

Staff is of the opinion that the request to increase the number of monument signs from one (1) on each frontage to two (2) is in harmony with the intent of the ordinance. The site will have two (2) office building and a residential component. The site topography could make it difficult for motorist to identify the entrance location for each building. The proposal will require the construction of retaining walls. Mount Paran Road curves slightly from the eastern edge of the property to Roswell Road. The topography and curvature of the road will create a visibility issue for the properties signage. The applicant is proposing one free standing monument sign adjacent to the existing building and one monument sign attached to the retaining wall along the Roswell Road frontage. Additionally, the applicant is proposing one free standing monument sign adjacent to the single family entrance and one monument sign attached to the retaining wall along the Mount Paran Road frontage. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on May 7, 2014 at which the following departments had comments. The staff has received additional comments from Fulton County Department of Water Resources (see attachments).

<p>Transportation Planner</p>	<p>Roswell Road is Georgia State Route 9, is classified a Principal Arterial, and has a posted speed limit of 35 mph. Roswell Road is included in the Suburban Overlay District. The average daily traffic is 32,220 vehicles per day (2010). Mt. Paran Road is classified a Minor Arterial and has a posted speed limit of 35 mph. Mt. Paran Road is on the Sidewalk Master Plan network. The average daily traffic is 5,980 vehicles per day (2010).</p> <p>The adopted Roswell Road Corridor LCI Study identified the Mt. Paran Road/Roswell Road intersection as the southern end the Live-Work Node designated around Glenridge Drive. The LCI Study recommends pedestrian infrastructure and bicycle lanes for Mt. Paran Road and streetscape improvements and sidewalks for Roswell Road. The LCI supports access management principles through limiting access to major thoroughfares and providing bicycle, pedestrian, and vehicular circulation throughout the node.</p> <p>An intersection improvement is required at Mt. Paran Road and Roswell Road to provide a dedicated eastbound turn land to southbound Roswell Road.</p> <p>For the Land Disturbance Permit, site shall meet requirements of Articles 11 and 12 of the Development Ordinance as well as Georgia DOT Access Management requirements. Based on review of the zoning site plan,</p>
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	<p>please note the following:</p> <ul style="list-style-type: none"> • Interparcel access shall be established throughout site and to adjacent parcels. • Only one driveway is permitted per every 200 feet of frontage. The minimum driveway spacing for 35 mph street is 300 feet. Driveway(s) shall align with driveways located across the street. Any driveway within 250 of a signalized intersection shall be right-in, right-out. • Driveway locations shall meet requirements of Section 103-77 for sight distance. • The minimum uninterrupted ingress/egress from Roswell Road/SR 9 is 100 feet and per Table 11.4-1 for Mt Paran Road. • The right-of-way shall meet the requirements of Section 103-75 which requires the following right-of-way dedications: <ul style="list-style-type: none"> * Roswell Road: 55 feet from centerline, 11 feet from back of curb, or one foot from back of sidewalk, whichever is greater along the entire property frontage. * Mt. Paran Road: 40 feet from centerline, 11 feet from back of curb, or one foot from back of sidewalk, whichever is greater along the entire property frontage. * A 20-foot right-of-way miter is required at the corner of Mt. Paran Road and Roswell Road. • ADA-compliant paths shall be provided from the sidewalk network on Mt. Paran Road and Roswell Road to site arrival point(s). • Auxiliary lanes are warranted (per Sandy Springs ordinance) based on the average daily traffic of Roswell Road. Applicant shall evaluate requirements for auxiliary lanes to serve driveways on Mt Paran Road. • The CIP sidewalk program will construct sidewalk on the frontage of Mt. Paran Road in the summer 2014.
<p>Fire</p>	<p>Refer to Sandy Spring Fire ordinance Sec. 22-34. Sprinkler protection requirements.</p> <p>(5) All new one-family and two-family dwellings with a fire separation distance of less than 20 feet from another dwelling structure, or closer than ten feet to the property line, must be sprinkled with an approved automatic fire protection system in accordance with NFPA 13D as adopted by the office of the insurance and safety fire commissioner in the kitchen and fuel fired equipment rooms.</p> <p>There will have to be a fire hydrant or hydrants within 500 feet of the most remote portion of the building that can supply the required fire flow. The fire flow will be calculated when the site plan is submitted.</p>

PUBLIC INVOLVEMENT

Public Comments

- Number of students/employees for the daycare
- No buffer between daycare and residential
- Cap on daycare enrollment
- Glenridge node recommends 10,000 square feet on commercial/ neighborhood architecture
- Project is not a true mixed use (common area/pedestrian connectivity)
- Curb cuts/deceleration lanes, right in right outs
- Height of residential and office
- Traffic
- No daycare
- No thru traffic Osner Drive (morning/night)
- Five (5) foot fence
- Would like a twenty-five (25) foot buffer
- Density is too high (10 units)
- Add a Deceleration lane to Roswell Road
- Height of the office building
- Green space
- Reduce parking and add green space
- Site distance of exits
- Traffic study
- Residential street is too narrow
- Do not like the design office building
- Too many variances
- Grading plan for storm water
- 20% green space and connectivity between uses
- Lot sizes for residential
- Office build too close to the street
- Install pervious surface for parking
- Office building need to be setback because this is not a commercial section of Roswell Road
- Tree Preservation

CONCLUSION TO FINDINGS

It is the opinion of staff that the proposal is in conformity with the intent of the Comprehensive Plan Policies. The proposed office densities fall within the ranges recommended on the Future Land Use Map. However, the residential portion is slightly higher at 2.33 units per acre. The Plan recommends residential at 1-2 units per acre and commercial density at 10,000 square feet per acre. The applicant has provided a revised plan that creates a more cohesive project which meets the goal set forth in the Comprehensive Plan. Therefore, based on these reasons, the staff recommends **DEFERRAL** of the rezoning petition and concurrent variances.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from O-I (Office and Institutional District) and R-3 (Single Family Dwelling District) to MIX (Mixed Use District), the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and accessory uses at a density of 8,051.90 square feet per acre or 38,005 square feet, whichever is less.
 - b. Residential at a density of 2.33 units per acre or 11 units, whichever is less.

2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated July 28, 2014. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.

3. To the owner's agreement to provide the following site development standards:
 - a. A seventeen (17) foot landscape strip planted along the length of the westerly property line including a berm and expanding along a curved line as shown on the Site Plan meeting the following standards:
 - i. The landscape plan prepared by ts3 Studio and received by the Department of Community Development dated June 5, 2014, showing a mix of evergreens and flowering evergreens as more particularly identified therein.
 - ii. All planting shall be installed prior to the issuance of the first residential certificate of occupancy.
 - iii. The installation of a 4-foot tall landscaped berm in the area generally shown on the site plan.
 - iv. All plantings shall be subject to the Sandy Springs Arborist.
 - b. Residential units shall have a height limit of forty (40) feet.
 - c. A minimum of a five (5) foot fence shall be installed along the perimeter of the residential portion of the project as shown in the landscaped plan received by the Department of Community Development dated June 5, 2014
 - d. All residential units' facades shall be in accordance with the elevations dated received June 5, 2014.
 - e. All garage doors on residences shall have a carriage style architecture and be generally in accordance with the elevations received by the Department of Community Development dated June 5, 2014.

- f. No multi-story or tiered decks shall be permitted. Decks shall be permitted only as attached to and accessed from the first story (main, street frontage level) of a residence. No deck shall extend from the 2nd story of a residence; provided, however, that balconies within the buildable area of a lot as shown on the elevations approved with the Application shall not be considered decks.
- g. The new office building at the corner of Mount Paran Road and Roswell shall be subject to the elevations received by the Department of Community Development dated June 28, 2014.
- h. A Day Care with a total enrollment of no more than 210 students limited to operating Monday through Friday between the hours of 6:00 a.m. to 7:00 p.m.
- i. The Day Care shall provide copies of all state licenses and exemptions to the Director of Community Development by July 1st of each calendar year.
- j. By July 1st of each calendar year, the Day care shall provide an annual report detailing total enrollment by the uses (exemptions and/or licenses) detailed in conditions 3.h, 3.i, subject to the approval of the Director of Community Development.
- k. Variance from 4.23.1 to reduce the required twenty (20) foot front landscape strip to seventeen (17) feet to allow the encroachment of the new office building, where necessary to accommodate the portion of the encroachment only. (CV201401173 #1)
- l. Variance from 4.23.1 to reduce the required ten (10) foot side landscape strip to zero (0) feet to allow the encroachment of the sidewalks and parking spaces, where necessary to accommodate the portion of the encroachment only. (CV201401173 #2)
- m. Variance from 4.23.1 to reduce the required twenty (25) foot side buffer and ten (10) foot improvement setback to a five (5) foot/ten (10) foot landscape strip and a twenty (20) foot building setback. (CV201401173 #3)
- n. Variance from 4.23.1 to reduce the required fifty (50) foot side buffer and ten (10) feet to seventeen (17) foot replanted buffer and a thirty-five (35) foot building setback to allow single family homes. (CV201401173 #4)
- o. Variance from 8.2.3.G.2 to reduce minimum parcel size from ten (10) acres to 4.72 acres. (CV201401173 #5)
- p. Variance from Section 103-75 to reduce the required fifty (50) foot right-of-way to forty-four (44) feet. (CV201401173 #6)
- q. Variance from 33.22.C to reduce the required setback from three (3) feet to zero (0) as shown on the site plan dated July 28, 2014.
- r. Variance from 33.26.H.1.a to increase the number of monument signs from one (1) one on each frontage to two (2) on each frontage.

Attachments

- Supplemental revisions to the application dated received July 28,2014
- Letter of Intent dated received June 5, 2014
- Site Plan dated received July 28, 2014
- Site Plan dated received June 11, 2014
- Office elevations dated received July 28, 2014
- Single family renderings dated received June 5, 2014
- Traffic Assessment dated received June 5, 2014
- Proposed Conditions dated received July 28, 2014
- Landscaping plans dated received June 5, 2014
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources, Sandy Spring Council of Neighborhoods, Fulton County Schools Impact Report, and Fulton County Sewer Department
- Letters of opposition (3)
- Letter of support

HOLT NEY ZATCOFF & WASSERMAN, LLP

ATTORNEYS AT LAW

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ATLANTA, GEORGIA 30339-5960

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Ellen W. Smith
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July 28, 2014

RECEIVED

JUL 28 2014

City of Sandy Springs
Community Development

BY E-MAIL AND
BY HAND DELIVERY

Ms. Linda Abaray
Senior Planner
Department of Community Development
City of Sandy Springs
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Re: Sandy Springs Georgia Application for Rezoning, Use Permit and Concurrent Variance No. 201401173 (the "*Application*") by Halpern Enterprises, Inc., relating to the assemblage of parcels commonly known as: 5188 and 5208 Roswell Road, and 141, 151, 161 and 171 Mount Paran Road (collectively, the "*Property*")

SUPPLEMENT TO APPLICATION – REVISED SITE PLAN, VARIANCE LIST AND OFFICE ELEVATIONS

Dear Linda:

As you know, this law firm has the pleasure of representing Halpern Enterprises¹ with respect to the Application. Please accept this letter and the enclosures in connection with the Application.

Specifically, we are pleased to enclose a site plan dated July 28, 2014. As you will note, this plan is substantially similar to the site plan that we filed in connection with the Application on July 11, with the exceptions being that the location of the proposed Mount Paran driveway for the project was moved slightly to the east (closer to Roswell Road), to improve distance from the Park Gate subdivision driveway, and the proposed new office building was expanded slightly to follow the angle of the Mount Paran right of way. Additionally, after considering further comments from adjacent and area community members concerning the aesthetic impact of the proposed new office building, we are submitting revised office building elevations.

Furthermore, we are submitting proposed revisions to the zoning conditions we previously forwarded to you, a redlined version of which is enclosed for reference. This set of zoning conditions includes a detailed list of variances which Halpern Enterprises is seeking

¹ Capitalized terms not otherwise defined in this Supplement shall have the meanings ascribed to them in the April 1, 2014 letter of intent.

HOLT NEY ZATCOFF & WASSERMAN, LLP

Department of Community Development
City of Sandy Springs
July 28, 2014
Page 2

concurrently with this Application, in accordance with Zoning Ordinance Section 22.9. In reviewing the requested variances in accordance with the standards set forth in Zoning Ordinance Section 22.3.1, it is clear that the requested variances should be approved.

Specifically, with respect to the first four requested variances (each of which seeks to reduce various landscape or buffer requirements and setbacks), if these variances are granted, the relief provided is in harmony with the general purpose and intent of the Zoning Ordinance. See Zoning Ord. § 22.3.1.A. Since its original Application was filed, Applicant has moved its proposed new office building on the northeastern corner of the Property away from the Roswell Road right of way, reducing the amount of the variance it has requested along that right of way to a variance of only 3 feet (a 15% variance request). Additionally, the proposed location of the new office building as close to the rights of way as possible meets comprehensive plan and Overlay District requirements and supports new urban design principals as they encourage more interaction between buildings and adjacent streetscape and sidewalks. Also, with respect to the southern Property line, the proposed parking lot already exists; Applicant is not proposing to locate any improvement closer than what is presently on the Property in that location.

Furthermore, with respect to the residential portion of the Property, Halpern Enterprises has mimicked the setbacks that would be required if the Property were developed in a manner consistent with its existing R-3 zoning, but also has proposed zoning conditions that include significant landscape screening and even a berm to the southwestern portion of the property. Additionally, Halpern Enterprises has reconfigured the residential units to make the density, especially along the western property line, consistent with the adjacent Park Gate neighborhood. These proposed conditions mean that granting the variances requested along the western property line make the Project in harmony with the general purpose and intent of the Zoning Ordinance by providing appropriate transitions along the western property line. Applicant's project appropriately pulls the higher, more intense uses towards the Roswell Road corridor and away from the single family residences to the west and north. Even within the residential component of the project, there is a transition from east to west, with more, narrow houses immediately adjacent to the office portion of the project to the east down to fewer wider houses along the western property line. The requested reduction to the size of the private road right of way serving the residential portion of this project is expressly to allow for greater buffering and screening as adjacent to existing residential neighbors to the west.

With respect to the requested variance to reduce the minimum parcel size from 10 acres to 4.75, Halpern Enterprises is meeting express goals of the Comprehensive Plan and particularly the vision with respect to the Glenridge Node. The location of the Property, at an important intersection within the City, combined with the mix of Comprehensive Plan Uses (low density residential, office and live work corridor), the mix of existing zoning districts (R-3, OI and Suburban District of the Main Street Overlay), all combined make redevelopment of this Property extremely difficult and ensure that the application of the 10 acre requirement for the

HOLT NEY ZATCOFF & WASSERMAN, LLP

Department of Community Development
City of Sandy Springs
July 28, 2014
Page 3

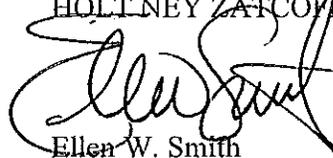
MIX district would create an unnecessary hardship for the owner. Nevertheless, the Halpern Enterprise project, if approved and if the variance is granted, furthers the general purpose and intent of the Zoning Ordinance without causing any detriment to the public. The project consolidates 6 existing separate parcels into one, and eliminates the number of curb cuts along Mount Paran and Roswell Roads from 3 on each down to 1 on each. These are express goals of the Comprehensive Plan and the Zoning Ordinance. Similarly, the mix of uses includes single family residential, office and institutional and does not include, as it is not supported by the Glenridge Node policy, retail. It is extremely difficult to find or assemble 10 acres within the City of Sandy Springs. Accordingly, Applicant requests approval of this variance.

Finally, Halpern Enterprises is seeking two variances with respect to signage for the project. First, Halpern Enterprises seeks the ability to place monument signs on the retaining walls that form part of the Project in addition to two signs on each road frontage. Given the consolidation of all access points for the project to two, it is imperative that visitors along Mount Paran and also Roswell Road have appropriate notice of the project and all of its occupants. Additionally, Halpern Enterprises seeks the right to install one of the monument signs on the retaining wall that is being built on its property line (and not 3' from the right of way). This will not impact traffic or line of sign issues, but instead is meant to be a building identifier.

We respectfully request your consideration of these new supplementary materials and a revision to the Staff Report and recommendation of Approval.

Thank you.

Sincerely,
HOLT NEY ZATCOFF & WASSERMAN, LLP



Ellen W. Smith

EWS/ews
Enclosures

HOLT NEY ZATCOFF & WASSERMAN, LLP

ATTORNEYS AT LAW

100 GALLERIA PARKWAY, SUITE 1800

ATLANTA, GEORGIA 30339-5960

TELEPHONE 770-956-9600 FACSIMILE 770-956-1490

Ellen W. Smith

e-mail esmith@hnzw.com

June 5, 2014

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JUN 05 2014

City of Sandy Springs
Community Development

BY E-MAIL (LAbaray@SandySpringsga.gov)

(With hand delivery to follow)

Ms. Linda Abaray

Senior Planner

Department of Community Development

City of Sandy Springs

7840 Roswell Road, Building 500

Sandy Springs, Georgia 30350

Re: Sandy Springs Georgia Application for Rezoning, Use Permit and Concurrent Variance No. 201401173 (the "*Application*") by Halpern Enterprises, Inc., relating to the assemblage of parcels commonly known as: 5188 and 5208 Roswell Road, and 141, 151, 161 and 171 Mount Paran Road (collectively, the "*Property*")

SUPPLEMENT TO APPLICATION

Dear Linda:

As you know, this law firm has the pleasure of representing Halpern Enterprises, Inc. ("*Halpern Enterprises*" or "*Applicant*") with respect to the Application. Please accept this letter and the enclosed documents as supplements to the Application file. Specifically, we write to submit a revised Site Plan, updated new office building and residential elevations, proposed zoning conditions, a Technical Memorandum addressing traffic impacts and proposed improvements, and zoning analysis in response to community concerns and inquiries.

Changes to the Project

As more particularly described in the initial letter of intent submitted with the Application, Applicant is assembling six parcels with frontages on Roswell and Mount Paran Roads and proposing to rezone the Property from R-3 and OI to MIX. Initially, Applicant proposed that the project would include 15 new single family residential homes that were 4 stories and a new 3-story office building in addition to maintaining the existing office building located at 5188 Roswell Road.

After participating in the CZIM, the CDRM and various other meetings with staff and impacted community members, most particularly including the residents of the Park Gate subdivision immediately to the west of the Property, Applicant is pleased to submit its revised project site plan. Significant changes to the project include: (i) a reduction of density of the

HOLT NEY ZATCOFF & WASSERMAN, LLP

Department of Community Development
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Page 2

single family residences from 15 to 13, (ii) lowering the height of the residences from 4 stories to 2 stories, (iii) confirmation that the new office building will be a two-story office building with a partial basement on the south side of the building (away from Mount Paran and the single family residential portions of the Property), (iv) added pedestrian connectivity and common areas, (v) identification of the proposed playground area if the existing 5188 Roswell Road office building is used as a day care facility, and (vi) the conversion of certain parking spaces to pervious parking. Applicant has also repositioned the residential units along the western boundary to mimic more closely the roofline and density of the immediately adjacent Park Gate subdivision, reducing the number of roofs along that shared western Property line by 50% - from 8 homes to 4. Furthermore, Applicant has prepared and hereby submits a proposed landscape plan for a 15-foot wide landscape strip along the entire western property line in an effort to provide for screening and buffering between the new residential homes and the Park Gate subdivision.

Applicant remains enthusiastic about this project and is pleased to submit updated elevations of the new office building and the proposed residences.

Traffic

With respect to traffic issues relating to the Project, Applicant is reducing the number of access points along Mount Paran and Roswell Road from three driveways on each down to two. Additionally, in response to traffic concerns raised by Mount Paran Road residents, Applicant is proposing to install a right turn lane from the new office building driveway on Mount Paran Road eastbound to Roswell Road. Applicant also proposes to limit its new office building driveway to a right egress only (e.g., no left or northbound turns from the new office building to Roswell Road). Applicant engaged Forsite Group to review its site plan and encloses a Technical Memorandum in support of its plans.

Glenridge Node and Comprehensive Plan Compliance

Portions of the Property (primarily the portions now zoned OI) are located within the Glenridge Drive Node identified in the Comprehensive Plan. This proposed mixed use project exemplifies the vision set forth in the Comprehensive Plan for properties included within the Glenridge Drive Node. Specifically, it reflects the consolidation of 6 existing tracts that includes two zoning districts into one cohesive mixed use project, with the elimination of curb cuts along both Mount Paran and Roswell Roads. Moreover, it provides an appropriate transition from the more intense office uses with frontage on Roswell Road and the single family residences to the west (the existing Park Gate, R-3-zoned subdivision). Even within the residential component of the project, there is a transition from east to west, with more, narrow houses immediately adjacent to the office portion of the project to the east down to fewer wider houses along the western property line.

HOLT NEY ZATCOFF & WASSERMAN, LLP

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June 5, 2014
Page 3

Although the MIX zoning district allows heights of up to 60 feet, Applicant has reduced the height of all components of its project to provide for an appropriate transition from the Roswell Road corridor west to the single family projects. In keeping with the guidelines and policies of the Glenridge Node, the gross residential density of the project is 3.2 units per acre and the commercial/office densities are approximately 8,000 square feet per acre, with no tenant exceeding 30,000 square feet. Furthermore, no portion of the project is to be retail. As shown on the enclosed site plan, green space for this project is approximately 39%, with both common area and open space at significant percentages as well. (For example, Table 1.6 of the Comprehensive Plan requires a minimum of 10% open and green space and this project has more than three times that requisite minimum.) There are interconnecting sidewalks and stairs throughout the Property to promote pedestrian activity and the project meets the Suburban District Overlay District sidewalk and streetscape requirements.

As shown on the elevations submitted herewith, the architects for the project are proposing to incorporate traditional and natural materials into their design of the new office and residential components. The project also includes neighborhood scale architecture that meets new urbanism principals given that it:

- (i) Combines uses including school, office and single family residential with shared green space and walkability;
- (ii) Provides for a transition of building heights and density from the commercial/office and trafficked intersection west towards single family homes;
- (iii) Timeless and Class A office quality architecture appropriate in scale and look to other commercial buildings along Roswell Road;
- (iv) Includes urban complexity in the new office building by combining three traditional quality materials (precast – limestone), low-E tinted insulated glass, and hard fired brick into punched, vertical proportioned windows as opposed to horizontal ribbons;
- (v) Introduces along the Roswell Road and Mount Paran Road corner bay window elements;
- (vi) Varying roof lines;
- (vii) Base or plinth anchoring and grounding building to site;
- (viii) Introduces a covered employee terrace at the new office building north elevation;
- (ix) Screening the existing and new office building parking from the street by bringing the buildings up to the street; and
- (x) Exceeding city standards for public street hardscape and landscaping along both Roswell and Mount Paran Roads.

HOLT NEY ZATCOFF & WASSERMAN, LLP

Department of Community Development
City of Sandy Springs
June 5, 2014
Page 4

In an effort to more clearly provide for appropriate conditions to this Application, we also are pleased to enclose a draft set of zoning conditions for Staff's and the City's review.

Please accept this letter and the attached and enclosed documents as a supplement to the Application. We remain happy to answer any additional questions.

Sincerely,
HOLT NEY ZATCOFF & WASSERMAN, LLP


Ellen W. Smith

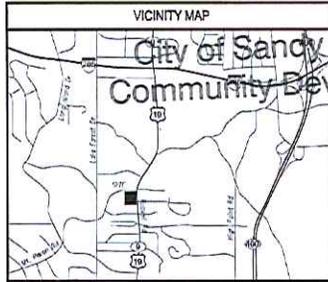
EWS/ews
Enclosures

cc: Mr. Jack Halpern
Mr. Bill Brown
Mr. Steve West

RECEIVED

JUL 28 2014

DEVELOPMENT STATISTICS SUMMARY CHART	
TOTAL AREA OF SITE:	4.72 ACRES (100%)
BUILDING AREA:	
BUILDING A (PROPOSED)	22,065 SF
BUILDING B (EXISTING)	14,625 SF
BUILDING C (RESIDENTIAL)	19,725 SF
TOTAL:	66,500 SF (28%)
PARKING SPACES:	
PROPOSED RESIDENTIAL (0 PER LOT IN DRIVEWAY)	22 SPACES
PROPOSED NEW OFFICE (2.8 PER 1,000 SF)	65 SPACES
EXISTING OFFICE	41 SPACES
TOTAL PROVIDED:	128 SPACES
MINIMUM REQUIRED:	56 SPACES
MINIMUM REQUIRED W/ FUTURE DAY CARE USE:	82 SPACES
IMPERVIOUS AREA:	
PROPOSED NEW OFFICE	48,315 SF
EXISTING OFFICE	37,165 SF
PROPOSED RESIDENTIAL OFFICE	41,535 SF (82%)
TOTAL IMPERVIOUS:	127,040 SF (82%)
GREEN SPACE:	
PROPOSED NEW OFFICE	11,380 SF
EXISTING OFFICE	11,425 SF
PROPOSED RESIDENTIAL	55,205 SF
TOTAL GREENSPACE:	77,880 SF (38%)
FLOOD PLAN:	
	0 SF (0%)
UNDEVELOPED AND/OR OPEN SPACE:	
PROPOSED NEW OFFICE	5,780 SF
EXISTING OFFICE	12,716 SF
PROPOSED RESIDENTIAL	5,835 SF
TOTAL UNDEVELOPED AND/OR OPEN SPACE:	24,371 SF
COMMON OUTDOOR AREA	41,120 SF (28%)



DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-3, O1
PROPOSED ZONING	ME1
TOTAL DEVL AREA	4.72 ACRES
UNITS	11
RESIDENTIAL	
DENSITY	
RESIDENTIAL	2.33 UNITS/AC.GROSS
OFFICE	8,200 SF / AC.GROSS
OPEN SPACE	0.13 ACRES (3%)
PRIVATE ROAD WIDTH	24' RC - BC
PRIVATE ROAD CASWAY WIDTH	44'
MINIMUM FLOOR AREA	2,500 SF
MAXIMUM LOT COVERAGE	65%
MINIMUM LOT WIDTH AT SETBACK LINE	46 FEET
MINIMUM LOT AREA	3,732 SF
MINIMUM LOT COEFF	71 FEET
MAXIMUM BUILDING HEIGHT	40 FEET
SETBACKS (RESIDENTIAL EAST)	
FRONT	10 FEET
SIDE	5 FEET
REAR (ADJACENT TO LOTS)	5 FEET
REAR	20 FEET
SETBACKS (RESIDENTIAL WEST)	
FRONT	10 FEET
SIDE	5 FEET
REAR (ADJACENT TO LOTS)	5 FEET
REAR (ADJACENT TO PARK GATE SUBDIVISION)	30 FEET
PROPOSED (EXISTING OFFICE)	
OPEN SPACE	
PROPOSED	8.18 ACRES (4%)
EXISTING	8.22 ACRES (6%)
MINIMUM LOT FRONTAGE	70 FEET
MINIMUM DEVELOPMENT FRONTAGE	35 FEET
MAXIMUM LOT COVERAGE	70%

VARIANCE REQUESTS			
REGULATION	DESCRIPTION	REQ'D	PROVIDED
ORD. 4.2.3.1	FRONT LANDSCAPE	20'	17'
ORD. 4.2.3.1	SIDE LANDSCAPE	10'	0' (SOUTH PL.)
ORD. 4.2.3.1	IMPROVEMENT SETBACK	25'	10'
ORD. 4.2.3.1	BUFFER	50'	35' SETBACK
			17 LANDSCAPE STMP
8.2.3.2	MINIMUM PARCELL SIZE	10'	4.72 ACRES
12.1.7	MINIMUM ROW (PRIVATE)	50'	44'
ORD. 28.1.1.a	MONUMENT SIGNS	2	4
ORD. 23.C	MONUMENT SIGNS (WALL MOUNTED)	3'	0'

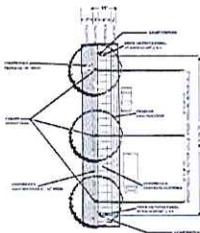
SITE LIGHTING NOTES:

- ALL SITE LIGHTING SHALL BE PER ARTICLE XIX-B OF CITY OF SANDY SPRINGS ZONING ORDINANCE.
- SITE LIGHTING LAMP SOURCE WILL BE LED OR METAL HALIDE. HIGH PRESSURE SODIUM WILL NOT BE USED.
- SITE LIGHTING WILL UTILIZE HIGH CUT-OFF AND SHIELDED LIGHT FIXTURES TO PREVENT LIGHT GLARE ON ADJACENT RESIDENTIAL AREAS.

STORM WATER MANAGEMENT DESIGN

STORMWATER RUNOFF FOR THIS SITE WILL BE COLLECTED IN AN UNDERGROUND STORM SYSTEM AND ROUTED TO THE DETENTION POND LOCATED IN THE SOUTHEAST CORNER OF THE SITE. THE STORMWATER MANAGEMENT POND WILL PROVIDE FOR WATER QUALITY CHANNEL PROTECTION, AND DETENTION PER THE GEORGIA STORMWATER MANAGEMENT MANUAL. THE ACTUAL SIZING AND HYDROLOGY REPORT WILL BE PROVIDED DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

*AFTER RIGHT OF WAY DEDICATION TO PROVIDE 40 FEET FROM CENTERLINE OF MT. PARAN RD.



SITE PLAN
SCALE: 1" = 30'-0"

HALPERN ENTERPRISES, INC. - Mt. Paran Rd. & Roswell Rd. (Site Plan)
28 JULY 2014

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JUN 11 2014

City of Sandy Springs
Community Development

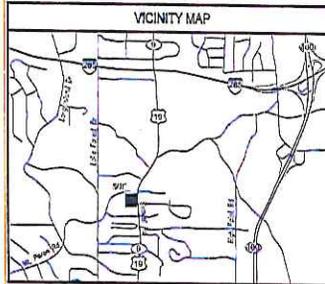
DEVELOPMENT STATISTICS SUMMARY CHART			
TOTAL AREA OF SITE	4.72 ACRES (100%)		
BUILDING AREA:			
BUILDING A (PROPOSED)	22,988 SF		
BUILDING B (EXISTING)	14,825 SF		
BUILDING C (RESIDENTIAL)	20,000 SF		
TOTAL:	57,813 SF (32%)		
PARKING SPACES:			
PROPOSED RESIDENTIAL (2 PER LOT IN DRIVEWAY)	26 SPACES		
PROPOSED NEW OFFICE (2 PER 1,000 SF)	72 SPACES		
EXISTING OFFICE	44 SPACES		
TOTAL PROVIDED:	142 SPACES		
MINIMUM REQUIRED:	66 SPACES		
MINIMUM REQUIRED BY FUTURE BAY CARE USE:	82 SPACES		
IMPERVIOUS AREA:			
PROPOSED NEW OFFICE	47,963 SF		
EXISTING OFFICE	34,621 SF		
PROPOSED RESIDENTIAL OFFICE:	43,693 SF		
TOTAL IMPERVIOUS:	126,277 SF (61%)		
GREEN SPACE:			
PROPOSED NEW OFFICE	19,485 SF		
EXISTING OFFICE	11,960 SF		
PROPOSED RESIDENTIAL	67,709 SF		
TOTAL GREENSPACE:	89,153 SF (38%)		
FLOOD PLAN			
	0 SF (0%)		
UNDEVELOPED AND/OR OPEN SPACE:			
PROPOSED NEW OFFICE	4,302 SF		
EXISTING OFFICE	12,796 SF		
PROPOSED RESIDENTIAL	5,836 SF		
TOTAL UNDEVELOPED AND/OR OPEN SPACE:	23,934 SF		
COMMON OUTDOOR AREA			
	41,120 SF (20%)		
VARIANCE REQUESTS			
REGULATION	DESCRIPTION	REQ'D	PROVIDED
ORD. 4-23.1	FRONT LANDSCAPE	20' SF (BILBO A FRONTAGE)	20' SF (BILBO A FRONTAGE)
ORD. 4-23.1	SIDE LANDSCAPE	10' SF (BILBO A FL)	10' SF (BILBO A FL)
ORD. 4-23.1	SETBACK SETBACK	22' SF	22' SF
ORD. 4-23.1	SUPPER	50' SF	30' SETBACK
ORD. 4-23.1	MINIMUM PARCEL SIZE	10' 4.72 ACRES	10' 4.72 ACRES
ORD. 4-23.1	MINIMUM ROW (PRIVATE)	50' SF	44'

SITE LIGHTING NOTES:

- ALL SITE LIGHTING SHALL BE PER ARTICLE 20-8 OF CITY OF SANDY SPRINGS ZONING ORDINANCE.
- SITE LIGHTING LAMP SOURCE WILL BE LED OR METAL HALIDE. HIGH PRESSURE SODIUM WILL NOT BE USED.
- SITE LIGHTING WILL UTILIZE HIGH CUT-OFF AND SHIELDED LIGHT FIXTURES TO PREVENT LIGHT GLARE ON ADJACENT RESIDENTIAL AREAS.

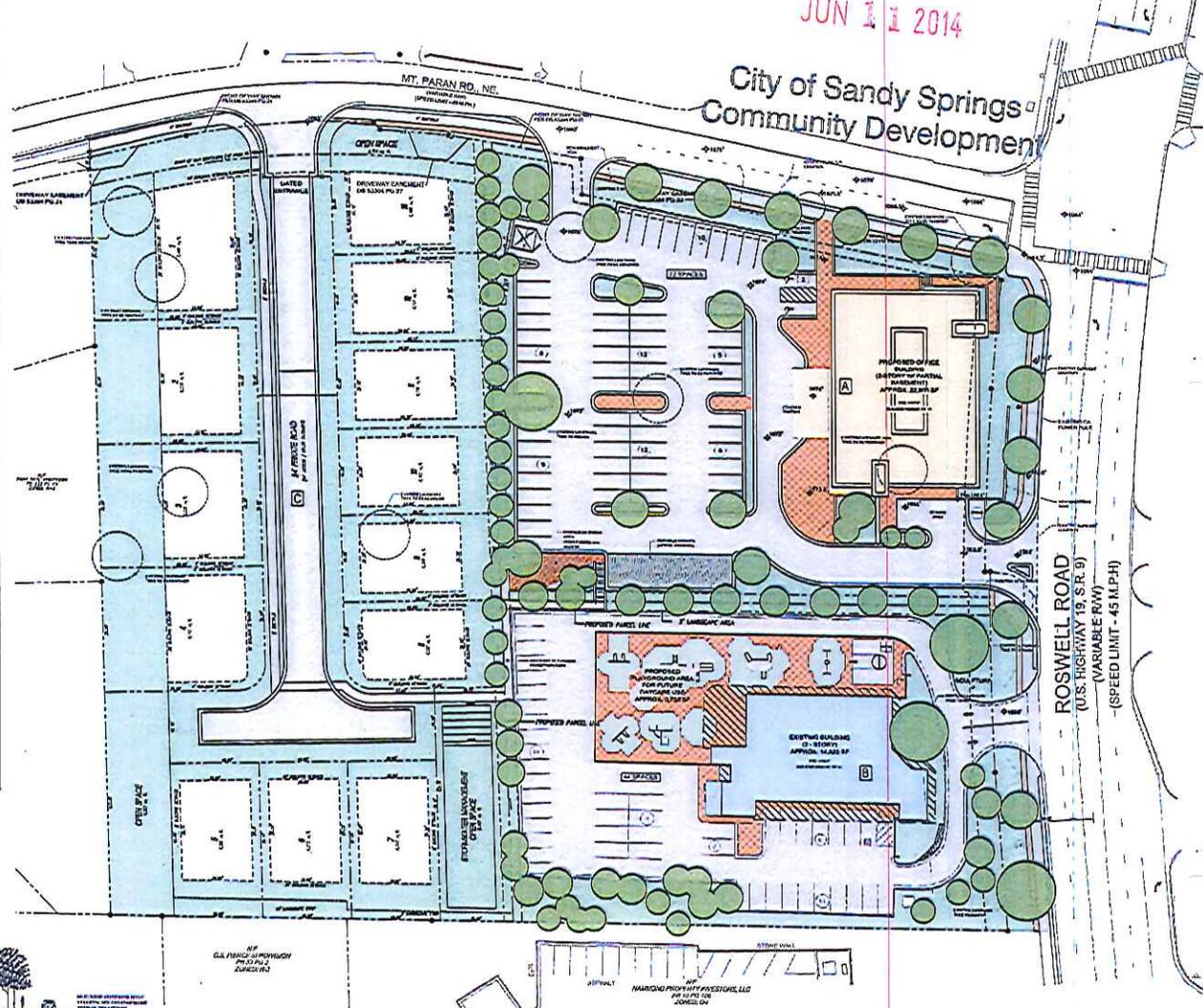
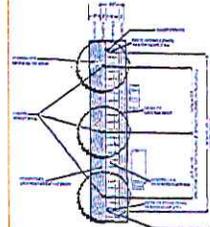
STORM WATER MANAGEMENT DESIGN:

STORMWATER RUNOFF FOR THIS SITE WILL BE COLLECTED IN AN UNDERGROUND STORM SYSTEM AND ROUTED TO THE DETENTION POND LOCATED IN THE SOUTHEAST CORNER OF THE SITE. THE STORMWATER MANAGEMENT POND WILL PROVIDE FOR WATER QUALITY CHANNEL PROTECTION AND DETENTION PER THE GEORGIA STORMWATER MANAGEMENT MANUAL. THE ACTUAL SIZES AND HYDROLOGY REPORT WILL BE PROVIDED DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.



DEVELOPMENT SUMMARY	
ZONING:	
EXISTING ZONING	R-3 (D)
PROPOSED ZONING	MOX
TOTAL SITE AREA	4.72 ACRES
UNITS	13
RESIDENTIAL:	
DENSITY	
RESIDENTIAL	2.75 UNITS/AC GROSS
OFFICE:	8,000 SF / AC GROSS
OPEN SPACE:	0.15 ACRES (3%)
PRIVATE ROAD WIDTH	24' (60' - RC)
PRIVATE ROAD PAVEMENT WIDTH	44'
MINIMUM FLOOR AREA	3,000 SF
MAXIMUM LOT COVERAGE	65%
MINIMUM LOT WIDTH AT SETBACK LINE	45 FEET
MINIMUM LOT AREA	3,722 SF
MINIMUM LOT DEPTH	77 FEET
MAXIMUM BUILDING HEIGHT	40 FEET
SETBACKS (RESIDENTIAL INTERIOR):	
FRONT	10 FEET
SIDE (ADJACENT TO PRIVATE STREET)	5 FEET
SIDE (ADJACENT TO LOTS)	5 FEET
REAR	20 FEET
SETBACKS (RESIDENTIAL PERIMETER):	
FRONT	10 FEET
SIDE (WEST ADJACENT TO PARK GAZE SUBDIVISION)	20 FEET
SIDE (EAST)	20 FEET
REAR	20 FEET
PROPOSED / EXISTING OFFICE:	
OPEN SPACE:	
PROPOSED	0.16 ACRES (4%)
EXISTING	0.32 ACRES (7%)
MINIMUM LOT FRONTAGE	150 FEET
MINIMUM DEVELOPMENT FRONTAGE	35 FEET
MAXIMUM LOT COVERAGE	70%
MAXIMUM BUILDING HEIGHT	40 FEET

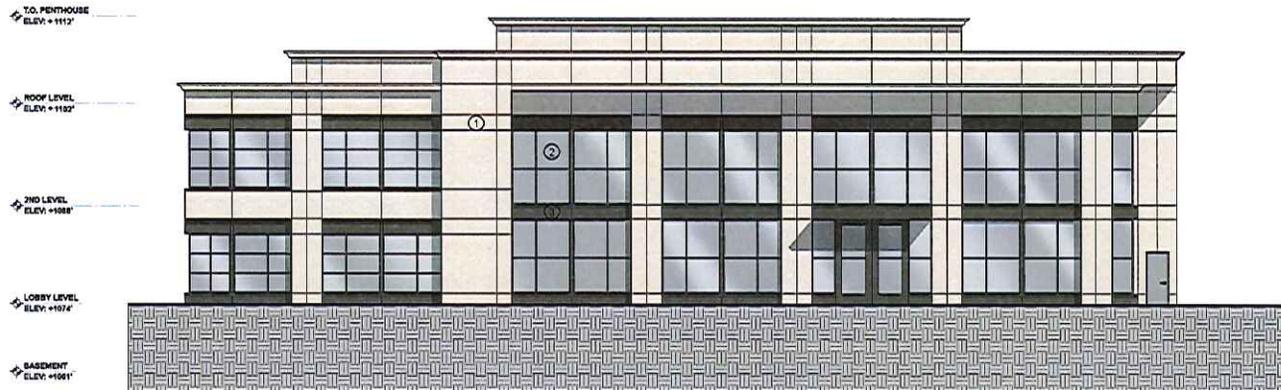
*AFTER RIGHT OF WAY DEDICATION TO PROVIDE 40 FEET FROM CENTERLINE OF MT. PARAN RD.



SITE PLAN
SCALE: 1" = 30'-0"

HALPERN ENTERPRISES, INC. - Mt. Paran Rd. & Roswell Rd. (Site Plan)
11 JUNE 2014

EXTERIOR FINISH SCHEDULE	
1.	PRECAST PANEL AND TRIM
2.	LOW-E 1" INSULATED VISION GLASS
3.	ALUMINUM COMPOSITE METAL PANEL SYSTEM
4.	CONCRETE WALL



West Elevation



East Elevation

RECEIVED
 JUL 28 2014
 City of Sandy Springs
 Community Development

TO PENTHOUSE
 ELEV. +1112'
 ROOF LEVEL
 ELEV. +1182'
 2ND LEVEL
 ELEV. +1082'
 LOBBY LEVEL
 ELEV. +1074'
 BASEMENT
 ELEV. +1061'



EXTERIOR FINISH SCHEDULE	
1.	PRECAST PANEL AND TRIM
2.	LOW-E 1" INSULATED VISION GLASS
3.	ALUMINUM COMPOSITE METAL PANEL SYSTEM
4.	CONCRETE WALL

South Elevation

RECEIVED

JUL 28 2014

City of Sandy Springs
Community Development

TO PENTHOUSE
 ELEV. +1112'
 ROOF LEVEL
 ELEV. +1182'
 2ND LEVEL
 ELEV. +1082'
 LOBBY LEVEL
 ELEV. +1074'



North Elevation

HALPERN ENTERPRISES, INC. - Mt. Paran Rd. & Roswell Rd. (Elevations)
 29 JULY 2014



RECEIVED

JUN 05 2014

City of Sandy Springs
Community Development



RECEIVED

JUN 05 2014

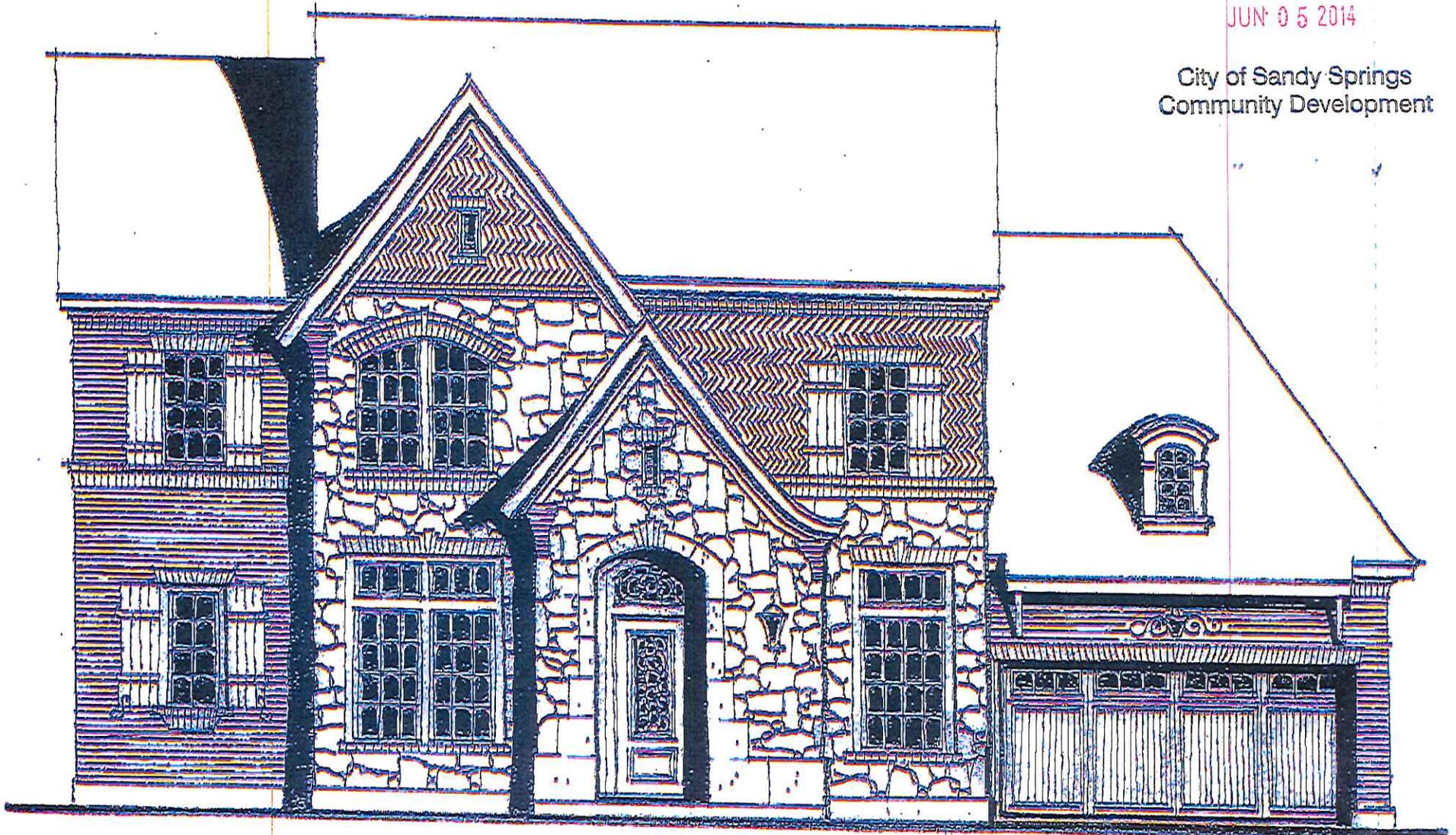
City of Sandy Springs
Community Development



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JUN 05 2014

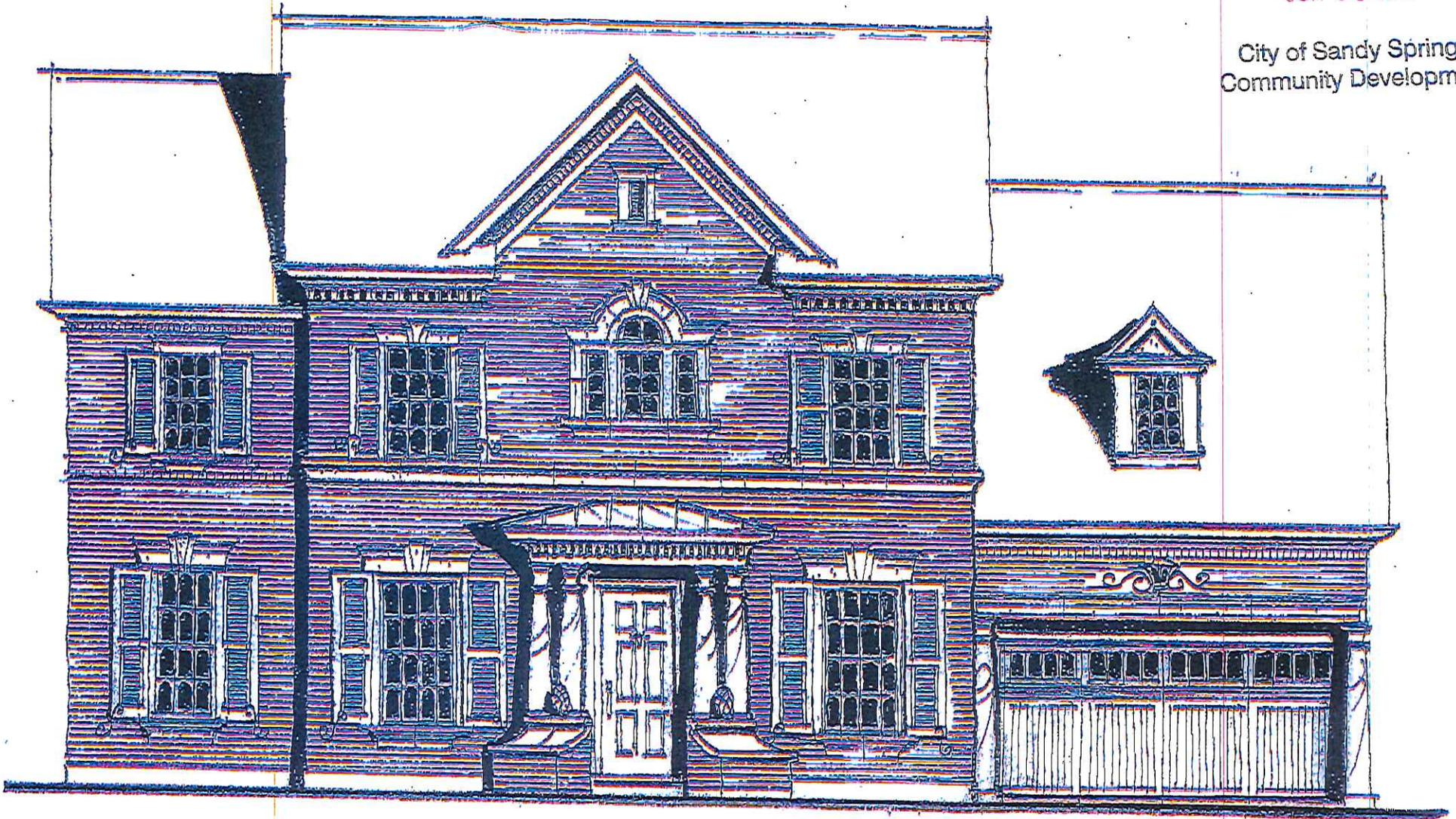
City of Sandy Springs
Community Development



RECEIVED

JUN 05 2014

City of Sandy Springs
Community Development



TECHNICAL MEMORANDUM

To: Steve West, Halpern Enterprises
Cc: Ellen Smith, Holt Ney Zatzoff & Wasserman, LLP
From: John Karnowski, P.E., PTOE, Foresite Group
Date: June 2, 2014
RE: Mt. Paran Road at Roswell Road Mixed-Use Development
Traffic Assessment

RECEIVED

JUN 05 2014

City of Sandy Springs
Community Development

Foresite Group has reviewed the comments offered by the City's Public Works Department in their May 16, 2014 memo. The following are excerpts from the memo (*in italics*) and our comments and analyses.

Roswell Road is Georgia State Route 9, is classified a Principal Arterial, and has a posted speed limit of 35 mph. Roswell Road is included in the Suburban Overlay District. The average daily traffic is 32,220 vehicles per day (2010). Mt. Paran Road is classified a Minor Arterial and has a posted speed limit of 35 mph. Mt. Paran Road is on the Sidewalk Master Plan network. The average daily traffic is 5,980 vehicles per day (2010).

The adopted Roswell Road Corridor LCI Study identified the Mt. Paran Road/Roswell Road intersection as the southern end the Live-Work Node designated around Glenridge Drive. The LCI Study recommends pedestrian infrastructure and bicycle lanes for Mt. Paran Road and streetscape improvements and sidewalks for Roswell Road. The LCI supports access management principles through limiting access to major thoroughfares and providing bicycle, pedestrian, and vehicular circulation throughout the node.

An intersection improvement is required at Mt. Paran Road and Roswell Road to provide a dedicated eastbound turn land to southbound Roswell Road.

Sidewalks

It appears from the site plan that sidewalks are proposed along the frontage of the property on both Roswell Road and Mt. Paran Rd. Landscaping and streetscaping should be designed in such a way as to ensure adequate line of sight at the driveways.

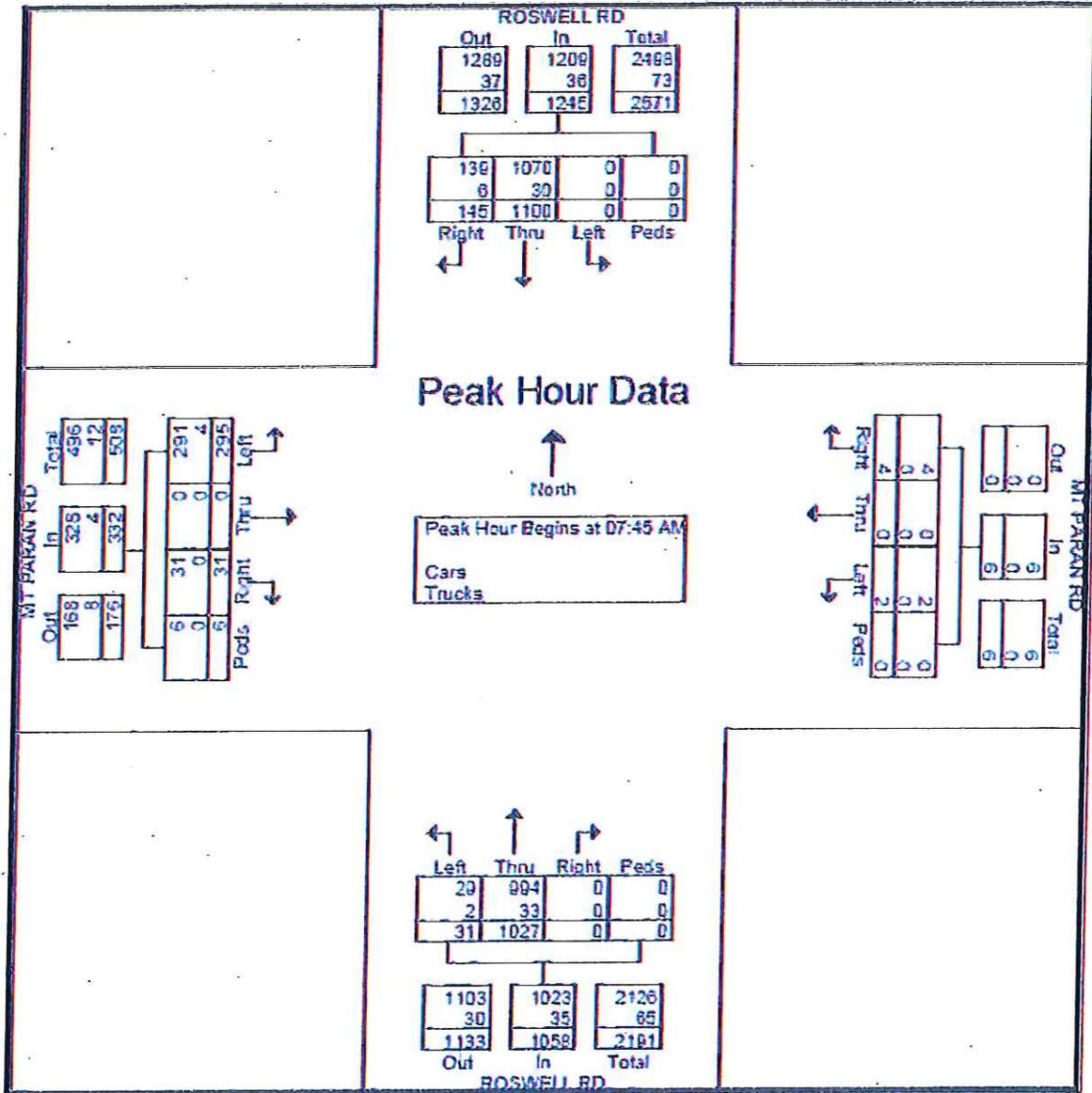
Bike Lanes

On Mt. Paran Road, because the right turning traffic would have to cross a bike lane, a conflict would arise between bikes and vehicles. If a right turn lane is provided, we do not recommend incorporating a bike lane since it would be at the terminus of the roadway. It would safer to drop the future bike lane at the point where the right turn lane begins. If space permits to add some additional asphalt along the

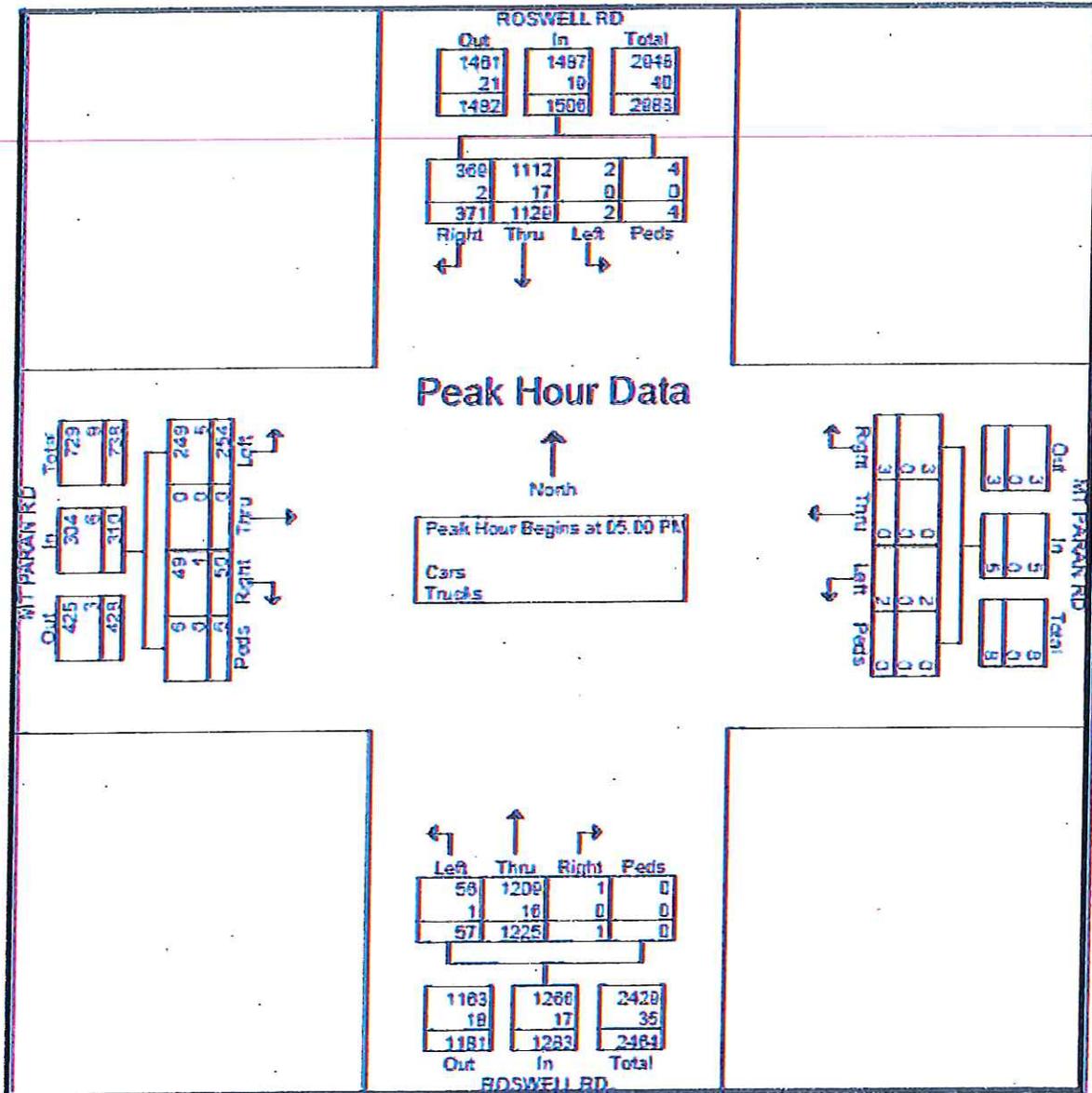
frontage of the residential portion of the project on Mt. Paran Road, it would accommodate a future bike lane and provide a better line of sight for the office driveway. (See discussion below).

Traffic Volumes

Below are the peak hour traffic counts collected by Foresite Group in August 2012.



AM Peak Hour Counts (Source: Foresite Group, Aug 2012)



PM Peak Hour Counts (Source: Foresite Group, Aug 2012)

An examination of the split of traffic shows a definite skew towards the north; traffic on Mt. Paran overwhelmingly turns left. Very little traffic comes from the east but because of the proximity to Mt. Paran Road, it must be incorporated into an offset signalized intersection with Mt. Paran Road. This offset creates inefficiencies in the way the traffic signal operates; the signal must serve one side of Roswell Road, go to red, and then serve the other side. There is no practical solution at this time but it is important to note because the signal phasing does contribute to congestion on Mt. Paran Road.

Traffic Impacts

Under existing conditions (i.e., 2014 estimated traffic volumes and intersection configuration), there is a need for an eastbound right turn lane at Roswell Road to shorten the queue and improve the level of service for the traffic on Mt. Paran Rd. In the study conducted by Foresite Group for the Sandy Springs Gateway mixed-use DRI, a turn lane would be needed by 2017 because the overall intersection delay would exceed acceptable thresholds. That is, a right turn lane would be needed regardless of the subject DRI or the proposed mixed-use development on Mt. Paran Road. At the time, the City of Sandy Springs did not want to include a right turn lane in the GRTA Notice of Decision because it concluded the projected delay was not significant enough to burden the City with a required intersection improvement.

The proposed mixed use project includes the replacement of two small office buildings and two dwelling units with a 25,100 sq. ft. office building and 13 residential units. (Note: the existing 6,059 sq. ft. building on the southeast corner will remain as is with similar use.) The net additional traffic expected from the new uses is as follows:

Use (ITE LUC)	Size	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Single-Family Detached Housing	13 DU	161	80	81	19	5	14	17	11	6
General Office	25,165 S.F.	460	230	230	63	55	8	107	18	89
Reductions for Existing Development	-3,346 S.F.	-99	-50	-49	-13	-11	-2	-82	-14	-68
Full Buildout Total		522	260	262	69	49	20	42	15	27

Because of the proposed driveway configuration, all of the traffic for the residential portion of the project and approximately half of the new office traffic would use Mt. Paran Road. We estimate there would be approximately 170 new vehicles per day from the development headed to the intersection or about 20 additional cars during the peak hours. The additional cars would be split approximately 85% to the north and 15% to the south, in keeping with the existing split of traffic.

The proposed mixed use project has minimal impact on the queues on Mt. Paran Road from the Roswell Road intersection. The developer intends to dedicate some of its land and to construct a right turn lane. This improvement, while not a project improvement specifically needed for the development, should improve conditions for the intersection and reduce the queuing on Mt. Paran Rd.

For the Land Disturbance Permit, site shall meet requirements of Articles 11 and 12 of the Development Ordinance as well as Georgia DOT Access Management requirements. Based on review of the zoning site plan, please note the following:

Interparcel Access

- *Interparcel access shall be established throughout site and to adjacent parcels.*

Interparcel vehicular access throughout the site and to adjacent parcels is not feasible due to grade differences. Additionally, interparcel access would create a cut-thru traffic problem to/from Mt. Paran and Roswell Roads. There is a staircase between the two office buildings fronting on Roswell Road to

allow for pedestrian connectivity. The site plans shows additional pedestrian connectivity throughout the project.

Driveway Spacing and Site Distance

- *Only one driveway is permitted per every 200 feet of frontage. The minimum driveway spacing for 35 mph street is 300 feet. Driveway(s) shall align with driveways located across the street. Any driveway within 250 of a signalized intersection shall be right-in, right-out.*

There are currently three driveways on Mt. Paran Road. The proposed driveway on Mt. Paran Road for the new office building is approximately 250-260 feet from Roswell Road. The residential private street driveway is 160 feet to the west of the new office driveway but cannot be moved any further west because of the lot frontage on Mt. Paran Road. Both driveways on Mt. Paran Road align with driveways across the street.

There are currently three driveways on Roswell Road. One of those is within 80 feet of Mt. Paran Road. That one will be closed and the next one south will be widened to allow for better ingress/egress. The third driveway that is further south and serves the school building (to remain) will not be modified. The developer will work to gain approval from Georgia DOT to improve the middle driveway and eliminate the northern driveway.

The Georgia DOT District 7 Traffic Engineer has made an initial review of the site access on Roswell Road and recommended that if there is any way to combine the two remaining driveways on Roswell Road, they would permit full access. If that is not feasible the Georgia DOT District 7 Traffic Engineer will seek to limit left turns out of the northern driveway because of potential conflicts with the left turn lane queues from Mt. Paran Road.

- *Driveway locations shall meet requirements of Section 103-77 for sight distance.*

The required intersection site distance is 315 looking both left and right for a 35 MPH roadway. The residential driveway on Mt. Paran Road will be located at the crest of the hill and the vertical site distance meets the requirements. The horizontal sight distance should be improved by limiting landscaping to the left and right of the driveway.

The office driveway on Mt. Paran Road has a site distance looking left of 270 feet. While this is less than desirable for a 35 MPH roadway, the driveway is only 250 feet from a signalized intersection and traffic approaching the intersection travels less than 35 MPH. Because there is only one lane coming from the west, a turning vehicle will have only one traffic stream to account for looking left. I would not recommend extending the proposed right turn lane beyond the commercial driveway because the extra lane could create a greater site distance risk. In addition, all effort should be made to improve the line of sight by limiting vegetation left of the office driveway. The office driveway on Mt. Paran Road is in the best possible location with respect to the overall site development and the existing roadways. The driveways on Roswell Road are existing and have adequate site distance.

- *The minimum uninterrupted ingress/egress from Roswell Road/SR 9 is 100 feet and per Table 11.4-1 for Mt Paran Road.*

The two remaining driveways on Roswell Road are existing. They are part of existing separate parcels which due to physical constraints cannot accommodate interparcel vehicular access. If the office driveway was closed, then all of its traffic would use the Mt. Paran Road driveway, which would further burden the Roswell Road/Mt. Paran intersection and increase the traffic turning left from Mt. Paran Road into the office. (See previous discussion regarding GDOT's request for changes to the driveways.)

Right of Way

- *The right-of-way shall meet the requirements of Section 103-75 which requires the following right-of-way dedications:*
 - ** Roswell Road: 55 feet from centerline, 11 feet from back of curb, or one foot from back of sidewalk, whichever is greater along the entire property frontage.*
 - ** Mt. Paran Road: 40 feet from centerline, 11 feet from back of curb, or one foot from back of sidewalk, whichever is greater along the entire property frontage.*
 - ** A 20-foot right-of-way miter is required at the corner of Mt. Paran Road and Roswell Road.*

The Roswell Road right of way is at least 55 feet for the new office building but appears to be slightly less for the existing building – 55 feet and 2.5 inches. GDOT will not require additional right of way in connection with this project. The site plan indicates that the new right of way on Mt. Paran Road will be at least 40 feet from the centerline.

A 20-foot miter at the Mt. Paran Road and Roswell Road intersection would adversely impact the placement of the proposed building. There appears to be at least 20 feet from the back of the new curb line to the property corner (i.e., once the right turn lane is constructed) and about five to eight feet between the property corner and the sidewalk. This should be adequate space for utilities or other City/State infrastructure needs. No additional right of way or miter should be needed.

- *ADA-compliant paths shall be provided from the sidewalk network on Mt. Paran Road and Roswell Road to site arrival point(s).*

The site plan shows sidewalk from the main entranceway of the new office building to the sidewalk on Mt. Paran Road, which connects to the sidewalk on Roswell Road. The driveway along Roswell Road is too steep to obtain an ADA-compliant slope. Similarly, the grade of the road for the residential tract appears to be too steep to construct sidewalks that are ADA-compliant, although sidewalk into the private road serving the new residential portion of the project will be provided.

Auxillary Lanes

Auxiliary lanes are warranted (per Sandy Springs ordinance) based on the average daily traffic of Roswell Road.

As discussed above, GDOT's District 7 Traffic Engineer looked at the project with respect to the access points on Roswell Road. GDOT indicated a preference for a right turn lane for the northern driveway but will examine the need for one during the driveway permit process. Some factors that will be considered include the large power transmission pole that would be within one foot from the back of the curb if a turn lane were constructed as well as the very short taper and stacking space available to build the lane. The short turn lane would provide little, if any, benefit to Roswell Road.

Applicant shall evaluate requirements for auxiliary lanes to serve driveways on Mt Paran Road.

Right turn decel and left turn lanes on Mt. Paran Road into the site are not warranted. The combination of volume on Mt. Paran Road and the projected volume into the site is not high enough to justify the lanes.

The CIP sidewalk program will construct sidewalk on the frontage of Mt. Paran Road in the summer 2014.

No mention is made of bike lanes being constructed along with the sidewalk or on which side of the road the sidewalks will be constructed. The project will install sidewalk along its frontage. However, if bike lanes are not in the near future plans from the City, we do not recommend the additional asphalt at this time but instead that there be adequate space reserved for the future bike lane. This can be accomplished by creating a landscaping clear zone area and designating the bike lane on the plat so that future homeowners will know that at some point their subdivision entrance will be disturbed. This will also aid in improving the site distance.

Attachments

- Capacity analysis output
- Site plan

HCM Signalized Intersection Capacity Analysis
 1: Roswell Rd & Mt Paran Rd/Beachland Dr

Existing PM
 5/29/2014



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	264	1	52	2	1	3	59	1274	1	2	1174	385
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	10	12	12	10	12	10	10	10	11	11	11
Grade (%)		6%			-7%			2%				-2%
Total Lost time (s)		7.0			6.9		4.8	6.5		5.2	6.5	6.5
Lane Util. Factor		1.00			1.00		1.00	0.95		1.00	0.95	1.00
Frbp, ped/bikes		1.00			1.00		1.00	1.00		1.00	1.00	0.97
Flpb, ped/bikes		1.00			1.00		1.00	1.00		1.00	1.00	1.00
Frt		0.98			0.93		1.00	1.00		1.00	1.00	0.85
Flt Protected		0.96			0.99		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)		1578			1686		1635	3276		1762	3428	1510
Flt Permitted		0.96			0.99		0.09	1.00		0.10	1.00	1.00
Satd. Flow (perm)		1578			1686		156	3276		183	3428	1510
Peak-hour factor, PHF	0.90	0.90	0.90	0.63	0.63	0.63	0.93	0.93	0.93	0.92	0.92	0.92
Adj. Flow (vph)	293	1	58	3	2	5	63	1370	1	2	1276	418
RTOR Reduction (vph)	0	8	0	0	5	0	0	0	0	0	0	229
Lane Group Flow (vph)	0	344	0	0	5	0	63	1371	0	2	1276	189
Confl. Peds. (#/hr)			6									4
Heavy Vehicles (%)	2%	0%	2%	0%	0%	0%	2%	1%	0%	0%	2%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	4	0	0	4	0
Turn Type	Split	NA		Split	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases	4	4		8	8		5	2		1	6	
Permitted Phases							2			6		6
Actuated Green, G (s)		18.0			1.2		49.2	44.2		41.6	40.6	40.6
Effective Green, g (s)		18.0			1.2		49.2	44.2		41.6	40.6	40.6
Actuated g/C Ratio		0.20			0.01		0.55	0.49		0.46	0.45	0.45
Clearance Time (s)		7.0			6.9		4.8	6.5		5.2	6.5	6.5
Vehicle Extension (s)		2.0			2.0		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)		315			22		167	1608		102	1546	681
v/s Ratio Prot		c0.22			c0.00		c0.02	c0.42		0.00	0.37	
v/s Ratio Perm							0.19			0.01		0.12
v/c Ratio		1.09			0.23		0.38	0.85		0.02	0.83	0.28
Uniform Delay, d1		36.0			43.9		14.3	20.0		15.4	21.6	15.5
Progression Factor		1.00			1.00		1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2		77.6			1.9		0.5	5.9		0.0	5.2	1.0
Delay (s)		113.6			45.9		14.8	26.0		15.4	26.8	16.5
Level of Service		F			D		B	C		B	C	B
Approach Delay (s)		113.6			45.9			25.5			24.2	
Approach LOS		F			D			C			C	

Intersection Summary			
HCM 2000 Control Delay	33.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.92		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	78.8%	ICU Level of Service	D
Analysis Period (min)	15		

HCM Signalized Intersection Capacity Analysis
1: Roswell Rd & Mt Paran Rd/Beachland Dr

2017 Background PM
5/29/2014



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	280	1	55	2	1	3	63	1352	1	2	1247	410
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	10	12	12	10	12	10	10	10	11	11	11
Grade (%)		6%			-7%			2%			-2%	
Total Lost time (s)		7.0			6.9		4.8	6.5		5.2	6.5	6.5
Lane Util. Factor		1.00			1.00		1.00	0.95		1.00	0.95	1.00
Frbp, ped/bikes		1.00			1.00		1.00	1.00		1.00	1.00	0.97
Flpb, ped/bikes		1.00			1.00		1.00	1.00		1.00	1.00	1.00
Frt		0.98			0.93		1.00	1.00		1.00	1.00	0.85
Flt Protected		0.96			0.99		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)		1578			1686		1635	3276		1762	3428	1510
Flt Permitted		0.96			0.99		0.09	1.00		0.10	1.00	1.00
Satd. Flow (perm)		1578			1686		156	3276		183	3428	1510
Peak-hour factor, PHF	0.90	0.90	0.90	0.63	0.63	0.63	0.93	0.93	0.93	0.92	0.92	0.92
Adj. Flow (vph)	311	1	61	3	2	5	68	1454	1	2	1355	446
RTOR Reduction (vph)	0	8	0	0	5	0	0	0	0	0	0	245
Lane Group Flow (vph)	0	365	0	0	5	0	68	1455	0	2	1355	201
Confl. Peds. (#/hr)			6									4
Heavy Vehicles (%)	2%	0%	2%	0%	0%	0%	2%	1%	0%	0%	2%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	4	0	0	4	0
Turn Type	Split	NA		Split	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases	4	4		8	8		5	2		1	6	
Permitted Phases							2			6		6
Actuated Green, G (s)		18.0			1.2		49.3	44.2		41.5	40.5	40.5
Effective Green, g (s)		18.0			1.2		49.3	44.2		41.5	40.5	40.5
Actuated g/C Ratio		0.20			0.01		0.55	0.49		0.46	0.45	0.45
Clearance Time (s)		7.0			6.9		4.8	6.5		5.2	6.5	6.5
Vehicle Extension (s)		2.0			2.0		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)		315			22		169	1608		101	1542	679
v/s Ratio Prot		c0.23			c0.00		c0.02	c0.44		0.00	0.40	
v/s Ratio Perm							0.20			0.01		0.13
v/c Ratio		1.16			0.23		0.40	0.90		0.02	0.88	0.30
Uniform Delay, d1		36.0			43.9		15.3	21.0		16.2	22.5	15.7
Progression Factor		1.00			1.00		1.21	0.85		1.00	1.00	1.00
Incremental Delay, d2		100.9			1.9		0.5	7.9		0.0	7.4	1.1
Delay (s)		136.9			45.9		19.0	25.8		16.2	30.0	16.8
Level of Service		F			D		B	C		B	C	B
Approach Delay (s)		136.9			45.9			25.5			26.7	
Approach LOS		F			D			C			C	

Intersection Summary			
HCM 2000 Control Delay	37.4	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.97		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	82.0%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

HCM Signalized Intersection Capacity Analysis
1: Roswell Rd & Mt Paran Rd/Beachland Dr

2015 with Site PM
5/29/2014



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	285	1	57	2	1	3	90	1300	1	3	1197	409
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	10	12	12	10	12	10	10	10	11	11	11
Grade (%)		6%			-7%			2%				-2%
Total Lost time (s)		7.0			6.9		4.8	6.5		5.2	6.5	6.5
Lane Util. Factor		1.00			1.00		1.00	0.95		1.00	0.95	1.00
Frbp, ped/bikes		1.00			1.00		1.00	1.00		1.00	1.00	0.97
Flpb, ped/bikes		1.00			1.00		1.00	1.00		1.00	1.00	1.00
Frt		0.98			0.93		1.00	1.00		1.00	1.00	0.85
Flt Protected		0.96			0.99		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)		1578			1686		1635	3276		1762	3428	1510
Flt Permitted		0.96			0.99		0.09	1.00		0.10	1.00	1.00
Satd. Flow (perm)		1578			1686		156	3276		186	3428	1510
Peak-hour factor, PHF	0.90	0.90	0.90	0.63	0.63	0.63	0.93	0.93	0.93	0.92	0.92	0.92
Adj. Flow (vph)	317	1	63	3	2	5	97	1398	1	3	1301	445
RTOR Reduction (vph)	0	8	0	0	5	0	0	0	0	0	0	248
Lane Group Flow (vph)	0	373	0	0	5	0	97	1399	0	3	1301	197
Confl. Peds. (#/hr)			6									4
Heavy Vehicles (%)	2%	0%	2%	0%	0%	0%	2%	1%	0%	0%	2%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	4	0	0	4	0
Turn Type	Split	NA		Split	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases	4	4		8	8		5	2		1	6	
Permitted Phases							2			6		6
Actuated Green, G (s)		18.0			1.2		49.9	44.2		40.9	39.9	39.9
Effective Green, g (s)		18.0			1.2		49.9	44.2		40.9	39.9	39.9
Actuated g/C Ratio		0.20			0.01		0.55	0.49		0.45	0.44	0.44
Clearance Time (s)		7.0			6.9		4.8	6.5		5.2	6.5	6.5
Vehicle Extension (s)		2.0			2.0		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)		315			22		180	1608		102	1519	669
v/s Ratio Prot		c0.24			c0.00		c0.03	c0.43		0.00	0.38	
v/s Ratio Perm							0.26			0.01		0.13
v/c Ratio		1.18			0.23		0.54	0.87		0.03	0.86	0.29
Uniform Delay, d1		36.0			43.9		15.3	20.3		15.9	22.5	16.0
Progression Factor		1.00			1.00		1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2		110.4			1.9		1.6	6.7		0.0	6.4	1.1
Delay (s)		146.4			45.9		16.9	27.1		15.9	28.9	17.2
Level of Service		F			D		B	C		B	C	B
Approach Delay (s)		146.4			45.9			26.4			25.9	
Approach LOS		F			D			C			C	

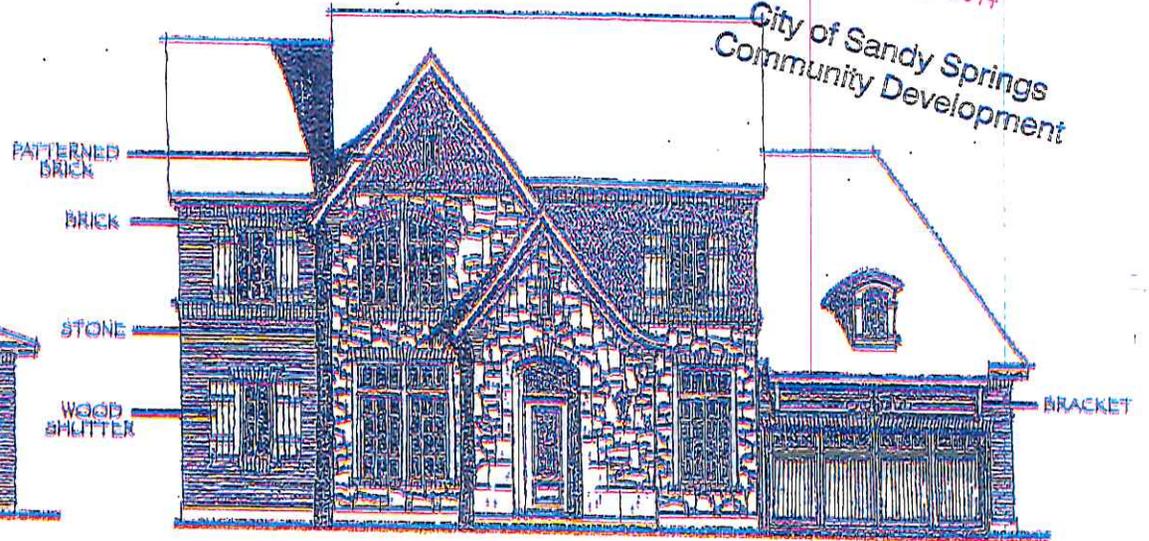
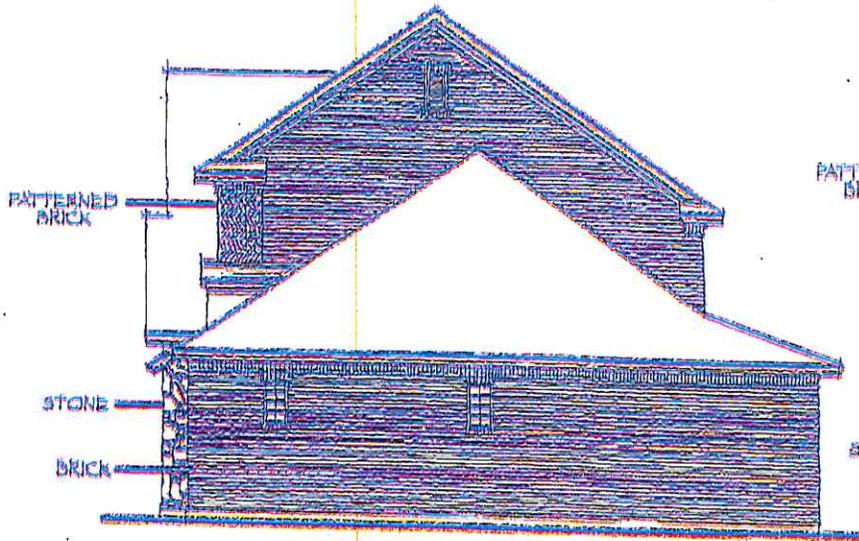
Intersection Summary			
HCM 2000 Control Delay	38.8	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.96		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	81.0%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

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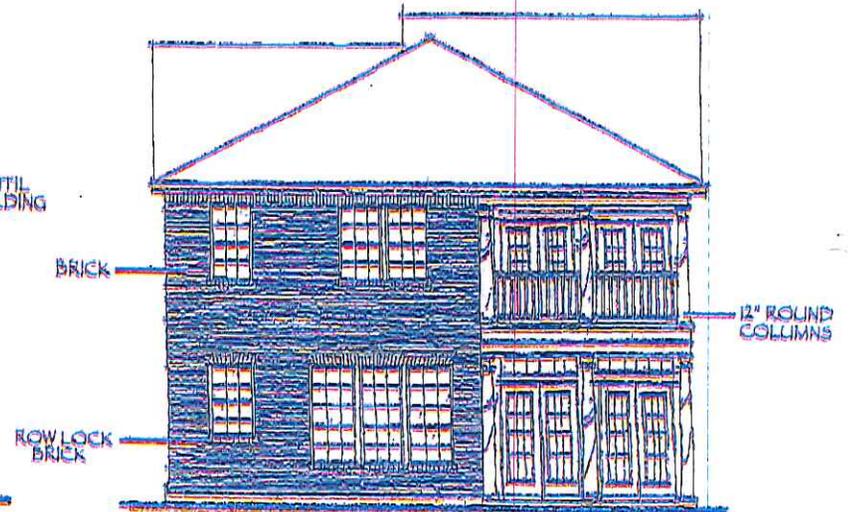
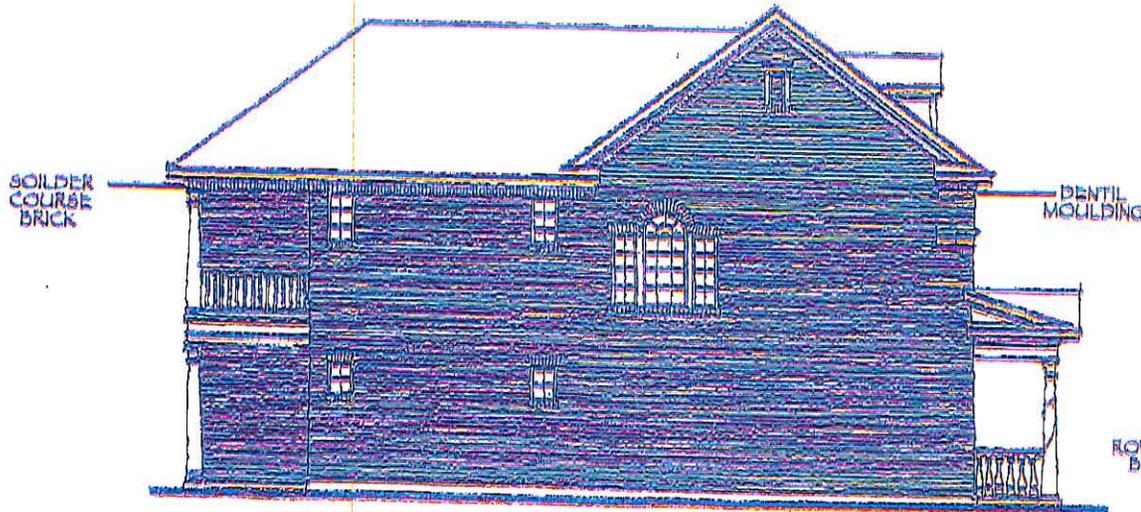
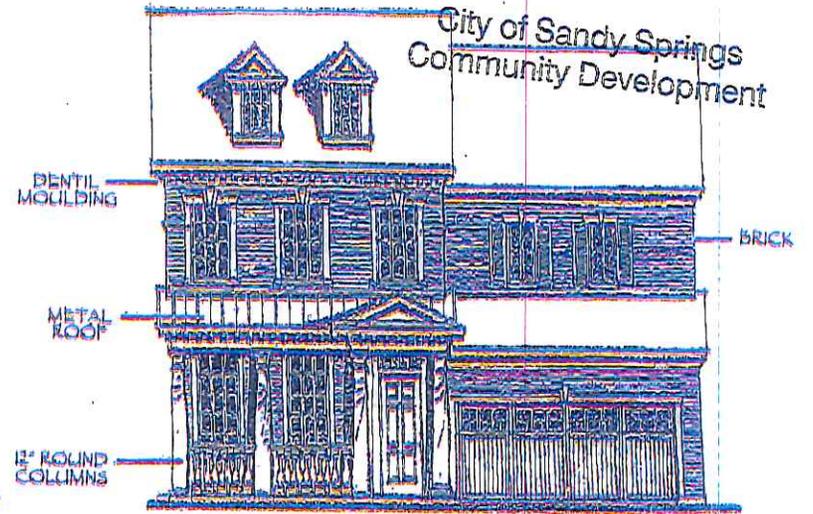
City of Sandy Springs
Community Development



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Community Development



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City of Sandy Springs
Community Development

HNZW July ~~1028~~, 2014

**PROPOSED CONDITIONS OF APPROVAL
RZ 201401173 – Halpern Enterprises, Inc.**

Halpern Enterprises submits the following proposed zoning conditions with respect to the Application. If Halpern Enterprises' site plan and Application are approved by the Mayor and Council as requested, Halpern Enterprises agrees to comply with the conditions set forth below:

1. To owner's agreement to restrict the use of the property as follows:
 - a. Office and accessory uses at a density of 8,~~000-100~~ square feet per acre or ~~37,760~~38,005 square feet, whichever is less;
 - b. Residential at a density of 2.33 units per acre or 11 units, whichever is less.
2. To the owner's agreement to abide to the site plan received by the Department of Community Development dated July ~~1028~~, 2014. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. The Applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To owner's agreement to provide the following site development standards:
 - a. A 17-foot planted and maintained landscape buffer along the length of the westerly property line (including the berm) and expanding along a curved line as shown on the Site Plan, and meeting the following standards:
 - i. The landscape plan prepared by ts3 Studio and dated June 2, 2014, showing a mix of evergreens and flowering evergreens as more particularly identified therein except that the minimum height of initial plantings shall be 12 feet tall.
 - ii. The installation of a 4-foot tall landscaped berm in the area generally shown on the site plan.
 - iii. All planting subject to the approval of the City of Sandy Springs Arborist.
 - iv. All plantings to be installed prior to the issuance of the first residential certificate of occupancy.
 - b. That all residences shall be limited to 40 feet in height.
 - c. The construction of a fence of the type shown on page 3 of the referenced landscape plan along the perimeter of the residential portion of the Property that shall be no less than 5 feet high.
 - d. All residential building facades shall be generally in accordance with the elevations received by the Department of Community Development on June 5, 2014.
 - e. All garage doors on the residences shall have carriage style architecture and be generally in accordance with the elevations received by the Department of Community Development on June 5, 2014.
 - f. There shall be no multi-story or tiered decks. Decks shall be permitted only as attached to and accessed from the first story (main, street frontage level) of a residence. No deck shall extend from the 2nd story of a residence; provided, however, that balconies within the buildable area of a lot as shown on the elevations approved with the Application shall not be considered decks.
4. To owner's agreement to provide the following site development standards with respect to the office building portion of the Property:
 - a. Dedication of sufficient ROW along Mt. Paran and installation of an additional turn lane as more particularly shown on the site plan dated July ~~1028~~, 2014 (so long as such dedication and improvements are considered system improvements and result in an impact fee credit).

HOLT NEY ZATCOFF & WASSERMAN, LLP

Department of Community Development
City of Sandy Springs
~~July 10, 2014~~ July 28, 2014
Page 2

- b. The new office building at the corner of Mt. Paran and Roswell Road to be designed in accordance with the elevations ~~dated July 25, 2014~~ received by the Department of Community Development on ~~June 5~~ July 28, 2014. Applicant agrees that aluminum fascia and window accents will be anodized aluminum of the same color, which color shall not be shiny aluminum "silver" and that the building will use 1" insulated low E tinted glass.
- 5. If a day care facility is located within an office building on the Property, then such day care facility owner or operator shall be limited to a total enrollment of no more than 210 children operating Monday through Friday between the hours of 6:00 a.m. to 7:00 p.m.
- 6. ~~[identity of variancee approved]~~ To reduce the required twenty (20) foot front landscape strip to seventeen (17) feet to allow the encroachment of the new office building. (CV201401173#1).
- 7. To reduce the required ten (10) foot side landscape strip to zero (0) feet (along Mount Paran right of way and along southern property line). (CV201401173#2.)
- 8. To reduce the required twenty-five (25) foot side buffer and ten (10) foot improvement setback. (CV20141173 #3.)
- 9. To reduce the required fifty (50) foot side buffer and ten (10) feet landscape strip to a thirty-five (35) foot building setback to allow single family homes. (CV20141173 #4.)
- 10. Variance from 8.2.3.G.2 to reduce the minimum parcel size from ten (10) acres to 4.72 acres. (CV20141173 #5.)
- 11. Variance from Section 103-5 to reduce the required fifty (50) foot right of way to forty-four (44) feet. (CV20141173 #6.)
- 12. Variance from Section 26.E.1(a) to increase the number of monument signs for the project from two (2) to four (4) as generally shown on the site plan dated July 28, 2014.
- 6.13. Variance from Section 22.C. from Overlay Main Street District requirement that all signs be set back at least three (3) feet to zero (0) feet to allow installation of a monument sign on a retaining wall at the property line, as shown on the site plan dated July 28, 2014.

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STUDIO 3
 PLAN - DESIGN - ARCHIVE
 8190 Kona Circle, Suite 200
 Sandy Springs, Georgia 30328
 Phone: 770.453.3333
 Fax: 770.453.3334
 Email: info@studio3.com

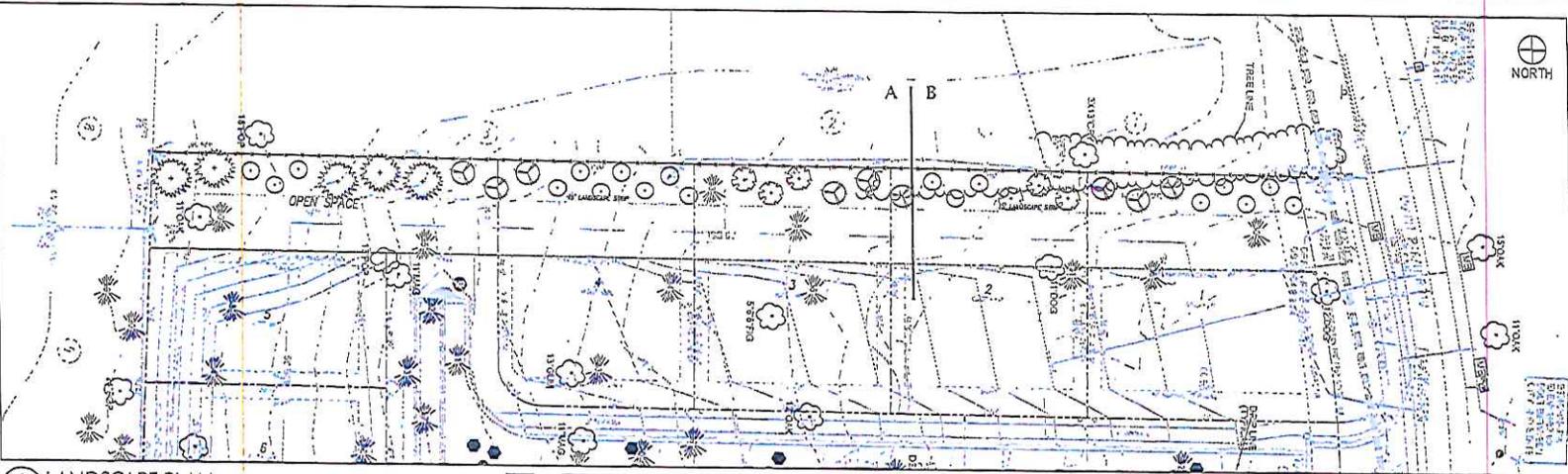
revisions		
NO.	DATE	DESCRIPTION

MT. PARAN ROAD TRACT
 SANDY SPRINGS, GEORGIA
DAVID WEEKLEY HOMES
 SANDY SPRINGS, GEORGIA

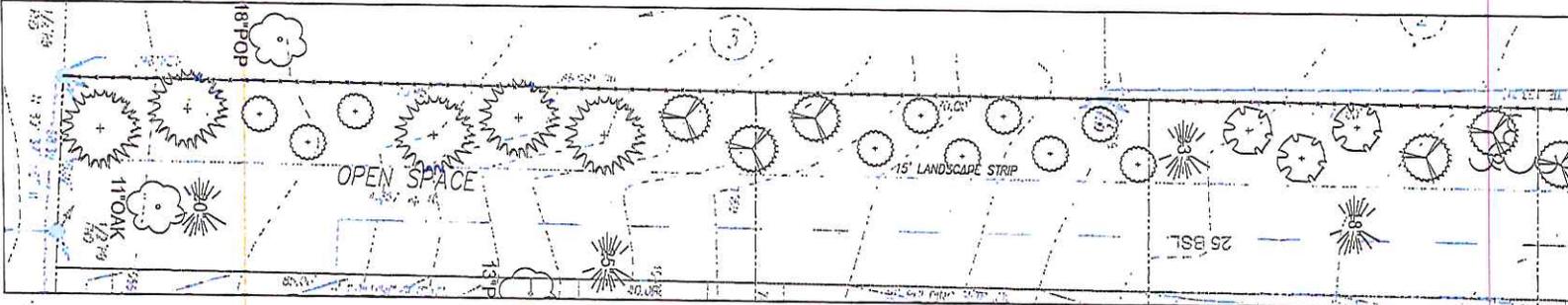
Title: **LANDSCAPE PLAN**

DATE	6/2/14
JOB NO.	14011
DWG. NO.	14011bw1
DRAWN BY	TS
CHECKED BY	TS
DATE PLOTTED	6/2/14
SCALE	AS SHOWN

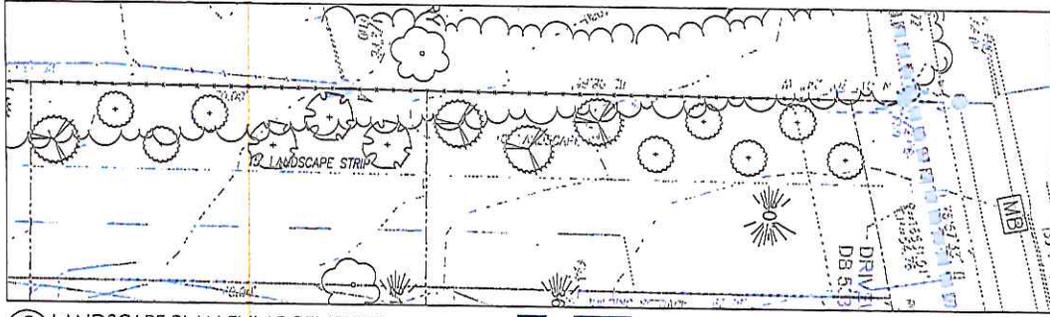
LS-1
 1 of 2



A LANDSCAPE PLAN
 LS-1 SCALE: 1"=20'-0"



B LANDSCAPE PLAN ENLARGEMENT A
 LS-1 SCALE: 1"=10'-0"



C LANDSCAPE PLAN ENLARGEMENT B
 LS-1 SCALE: 1"=10'-0"

- SYMBOL KEY**
- 10' Brackens Brown Beauty Magnolia
 - 10' Loblolly Pine
 - 10' Thuja 'Green Giant'
 - 10' Deodar Cedar

RECEIVED

JUN 05 2014

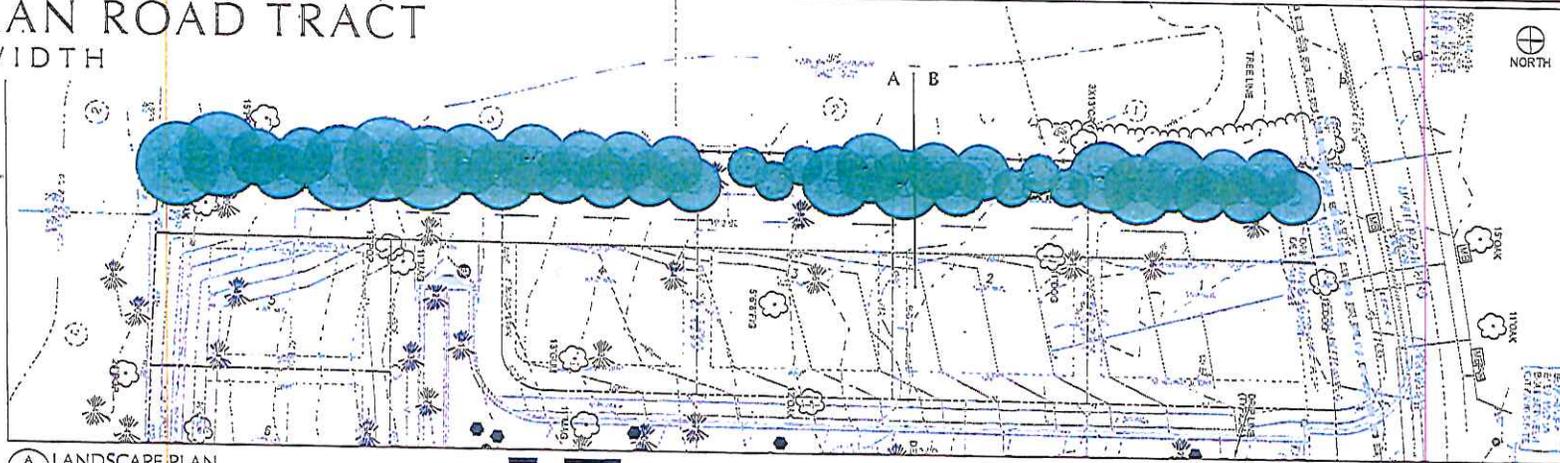
City of Sandy Springs
 Community Development

P:\work\1-Projects\2011\14011 - Mt. Paran\Drawings\14011bw1.dwg, Rev. 03_11/12/2014

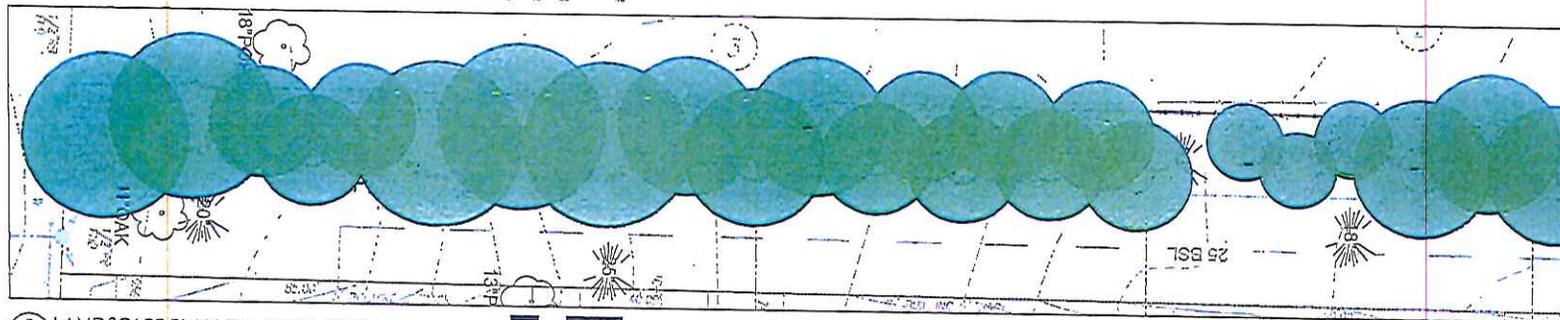
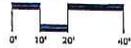
Not Released For Construction

MT. PARAN ROAD TRACT

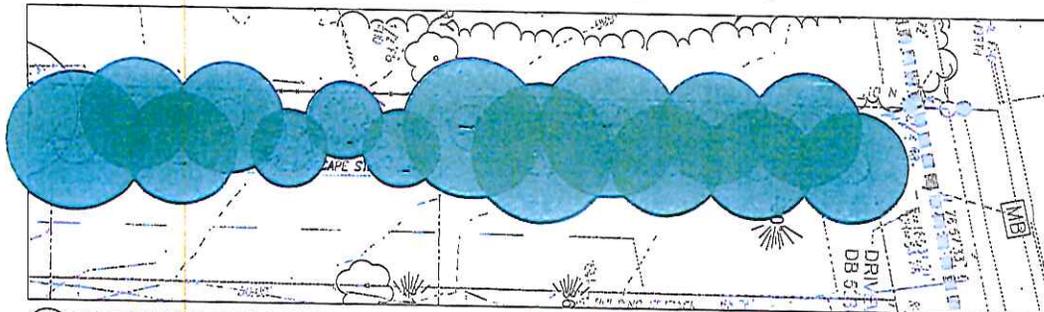
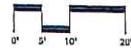
MATURE WIDTH



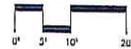
A LANDSCAPE PLAN
LS-2 SCALE: 1"=20'-0"



B LANDSCAPE PLAN ENLARGEMENT A
LS-2 SCALE: 1"=10'-0"



C LANDSCAPE PLAN ENLARGEMENT B
LS-2 SCALE: 1"=10'-0"



SYMBOL KEY

- 10' Brackens Brown Beauty Magnolia
- 10' Loblolly Pine
- 10' Thuja 'Green Giant'
- 10' Deodar Cedar

RECEIVED

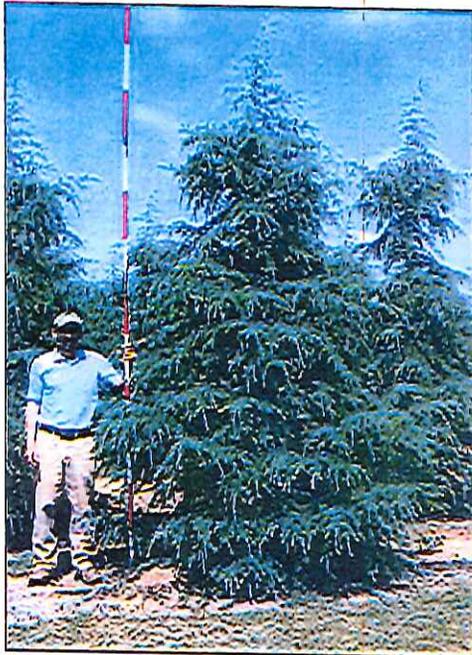
JUN 05 2014



MT. PARAN ROAD TRACT

MATERIALS

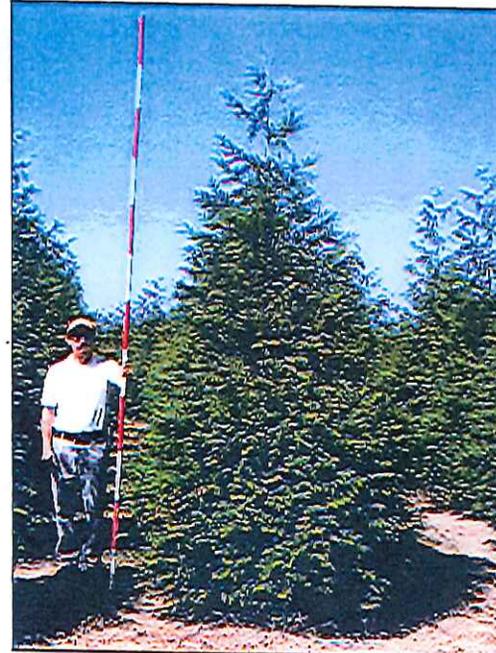
Fence



Deodar Cedar



Brackens Brown Beauty Magnolia



Thuja "Green Giant"



Loblolly Pine

RECEIVED

JUN 05 2014

David Weekley
Homes

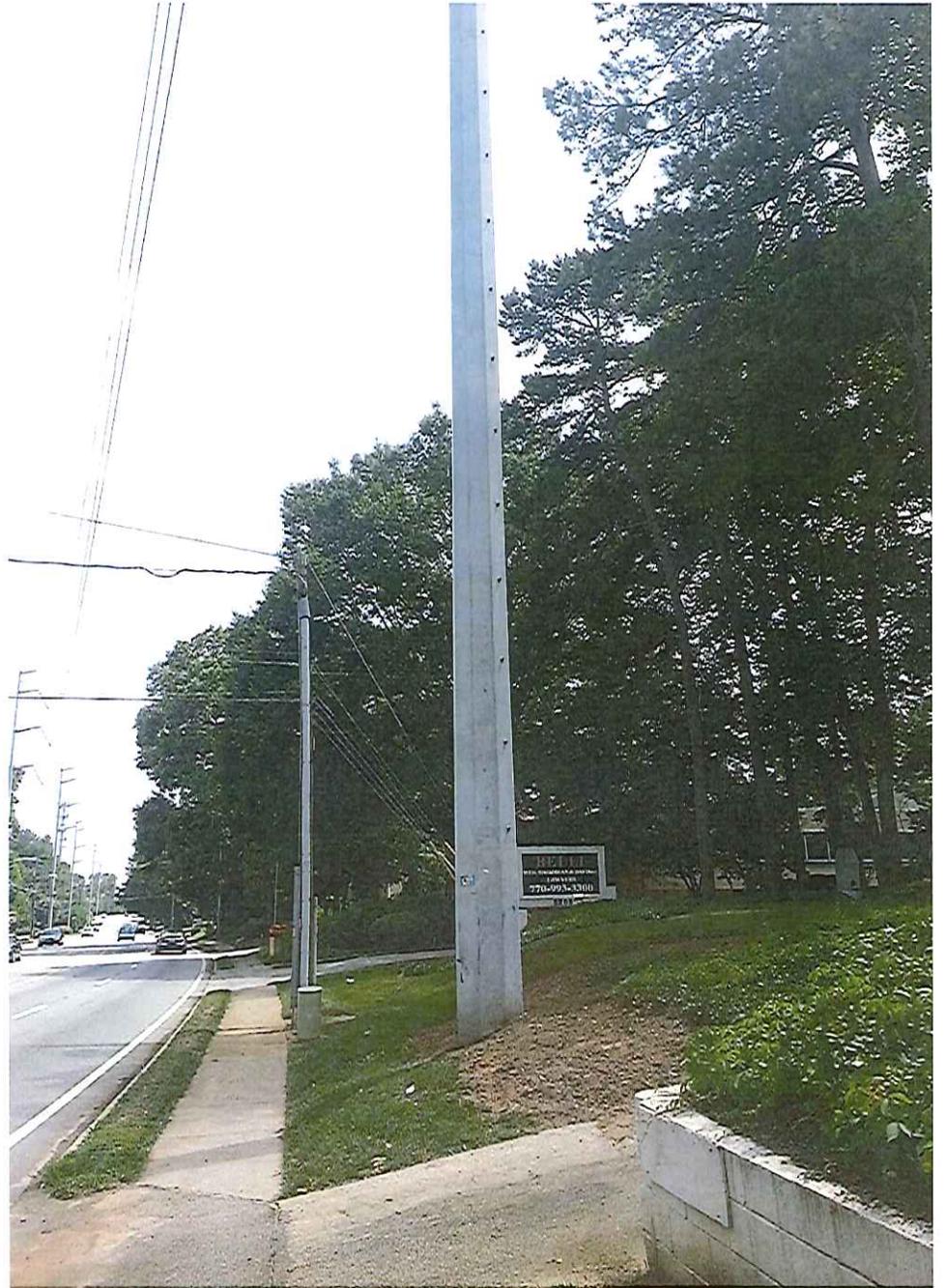
SANDY SPRINGS, GA
May 27, 2014

PROJECT #14011
File: 14011-LandscapePlan

City of Sandy Springs
Community Development

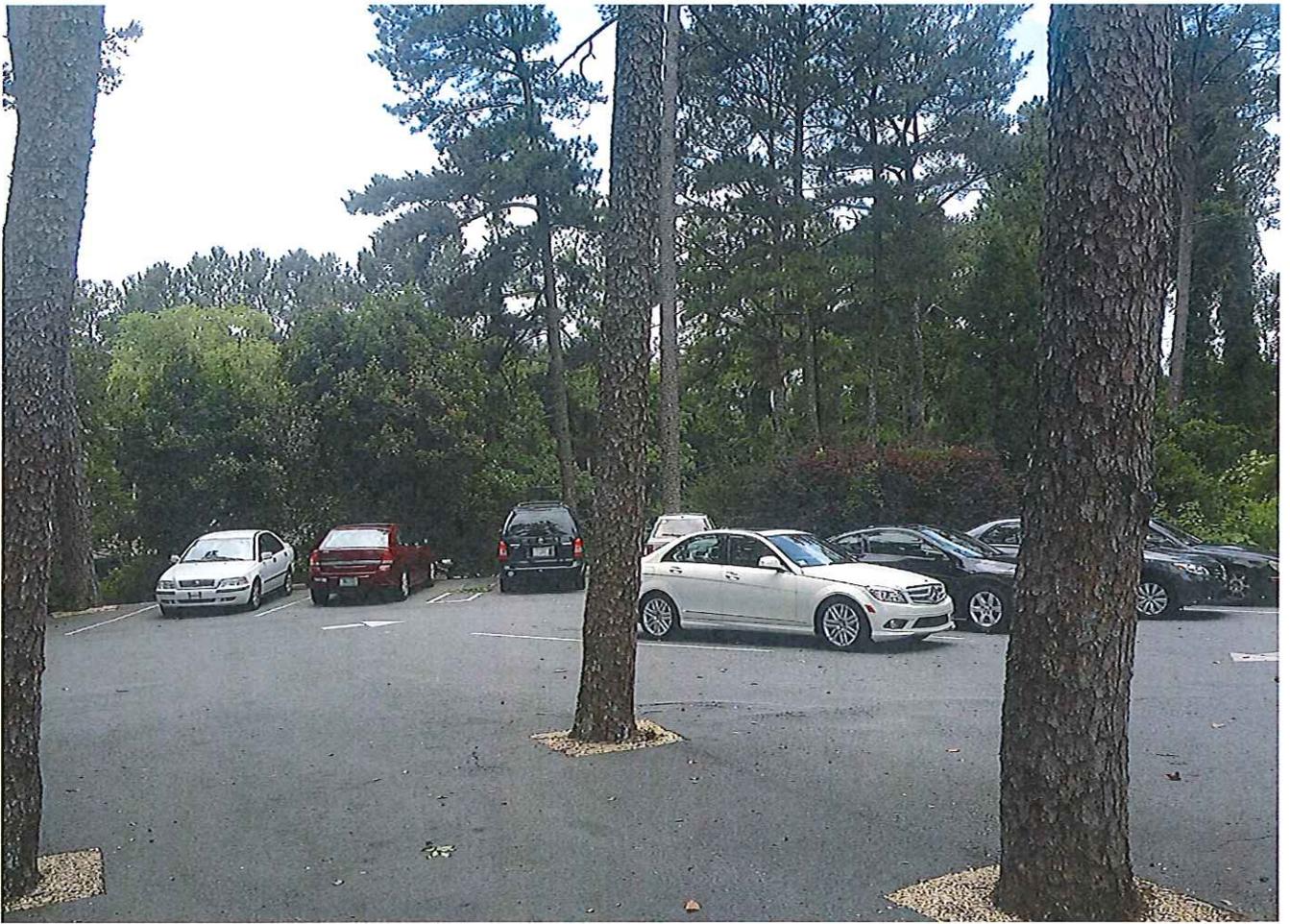


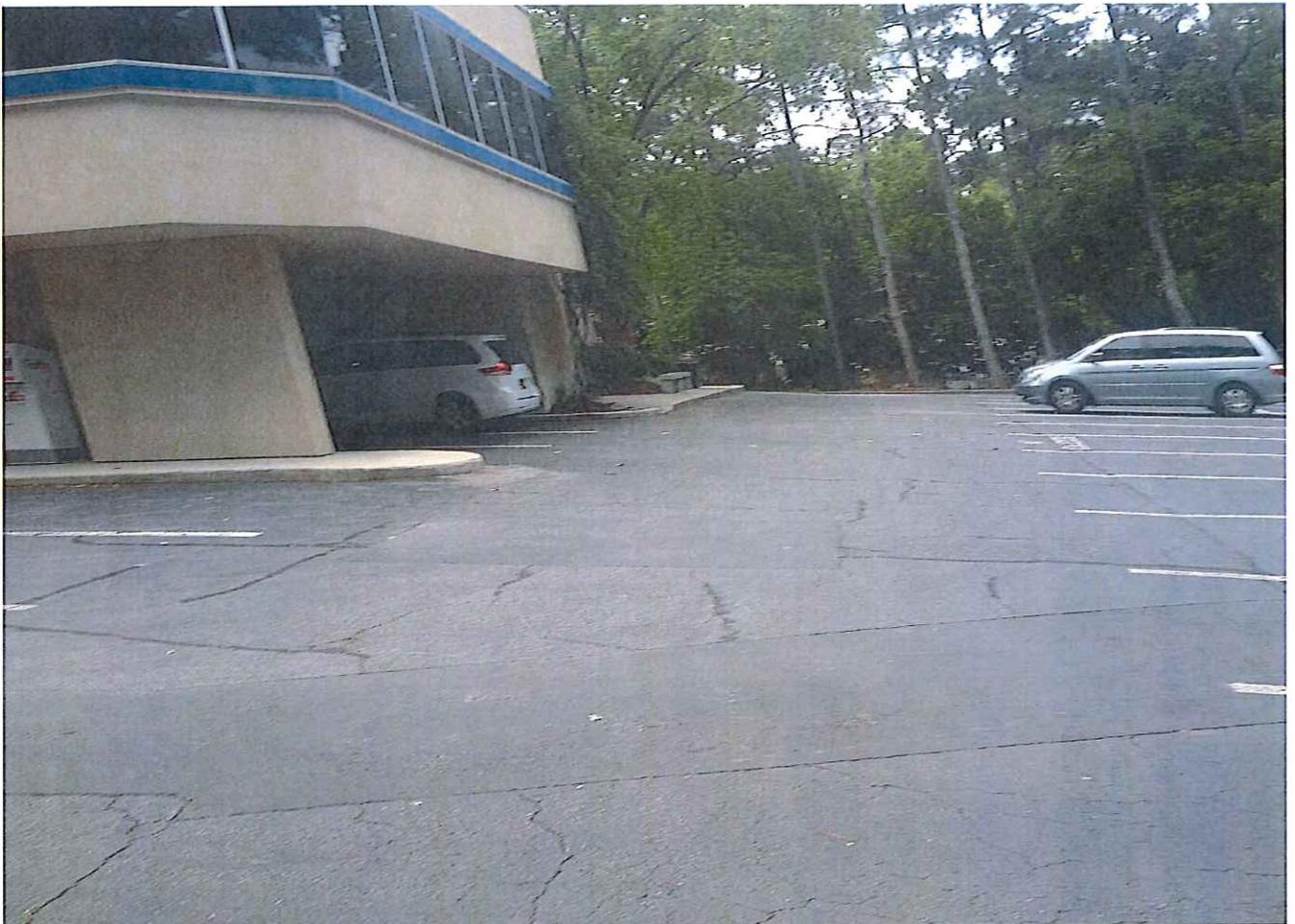






















MEMORANDUM

TO: Linda Abaray, Senior Planner
City of Sandy Springs, Department of Community Development

FROM: Monica Robinson, B.S., M.B.A., Environmental Planner
Department of Health and Wellness, Office of the Director

DATE: May 6, 2014

SUBJECT: Zoning Comments for May 2014

AGENDA ITEM	ZONING COMMENTS
201300687	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed mixed-use development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</p> <p>If this proposed development includes a public swimming pool as defined in the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.</p> <p>Since this proposed development includes a tourist accommodation, as defined in the Department of Human Resources rules and regulations for tourist accommodations as adopted by Fulton County as the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XIII – Tourist Accommodations, is proposed, the owner or contractor must submit plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a tourist accommodation permit prior to opening.</p> <p>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>
201401133	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed apartment development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>If this proposed development includes a public swimming pool as defined in the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.</p> <p>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>

AGENDA ITEM	ZONING COMMENTS
201401164	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed assisted living development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p>
	<p>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</p> <p>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p> <p>If there are existing structures that will be demolished, this department is requiring that those structures be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</p>
201401170	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed condominium development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>If this proposed development includes a public swimming pool as defined in the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.</p> <p>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>
201401173	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</p> <p>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p> <p>The Fulton County Department of Health and Wellness recommends this facility meet all permit requirements for child care learning centers under Bright from the Start: Georgia Department of Early Care and Learning.</p> <p>If there are existing structures that will be demolished, this department is requiring that those structures be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</p>

AGENDA ITEM	ZONING COMMENTS
201401257	<p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>Since this site is served by public water and public sanitary sewer and adequate facilities are required, the Department of Health and Wellness recommends that the appropriate jurisdiction conducts an inspection of the internal plumbing to assure that the facilities are appropriate for the proposed use.</p> <p>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</p> <p>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>

Abaray, Linda

From: Trisha Thompson <trishathompsonfox@comcast.net>
Sent: Friday, May 30, 2014 8:51 AM
To: Abaray, Linda
Subject: HALPERN -MIX CoSS Ordinance

RECEIVED
MAY 30 2014
City of Sandy Springs
Community Development

Linda,
May I submit this for the Halpern packet?

SSCN does not believe that the Halpern application constitutes a MIX in the true MIX intent.

Our Sandy Springs Ordinance states the following:

Article-VIII— Section 8.2
Multiple Use District
MIX Mixed Use District
Development Standards

8.2.3. N. Minimum Common Outdoor Area “20% shall be common outdoor area.....”

8.2.3.O. Pedestrian Connectivity.....All components are required to be interconnected with pedestrian paths constructed of either colored/textured materials or conventional sidewalk materials and clearly identified.....

There does not seem to be any 20% common area and streetscape sidewalks along Mt. Paran do not constitute “interconnected with pedestrian paths”.

Thank you,
Trisha Thompson
SSCN

Akbar, Abdul

From: Abaray, Linda <LAbaray@SandySpringsga.gov>
Sent: Tuesday, April 15, 2014 12:04 PM
To: Abaray, Linda
Cc: Allen, Colleen
Subject: Sandy Springs Preliminary Zoning Agenda- April
Attachments: 201300687 Letter of Intent.pdf; 201300687 Site Plan 3.5.13.pdf; 201401133 Site Plan.pdf; 201401133 LOI.pdf; 201401164 LOI & Site Plan.pdf; 201401170 LOI & Site Plan.pdf; 201401173 Letter of Intent & Site Plan.pdf; 201401257 LOI & Site Plan.pdf

All:
 Please be advised, the material details the zoning petitions received on or before the April 2, 2014 submittal deadline. We are writing to solicit your comments with regard to these applications. Please forward a response in writing detailing your comments, or lack thereof to the attention of the Linda Abaray. Correspondence may be sent to the following address:

City of Sandy Springs
 Department of Community Development
 Planning and Zoning Division
 7840 Roswell Road, Building 500
 Sandy Springs, Georgia 30350
labaray@sandyspringsga.gov

Agenda Item	Council District	Meeting Dates
Rezoning		
1. 201300687 Abernathy Road, Mount Vernon Highway, Peachtree Dunwoody Drive Applicant: Hites Interest Limited Partnership ▪ To rezone the subject property from O-I (Office and Institutional District) to MIX (Mixed Use District), with a use permit and concurrent variances.	4	CZIM - 4/22/14 CDRM - 5/29/14 PC- 6/19/14 MCC- 7/15/14
2. 201401133 305 Carpenter Drive Applicant: Masoud Zahedi ▪ To rezone the subject property from A-L (Apartment Limited Dwelling District) to A-L (Apartment Limited Dwelling District) to allow multi-family, with concurrent variances.	5	CZIM - 4/22/14 CDRM - 5/29/14 PC- 6/19/14 MCC- 7/15/14
3. 201401164 8730 Roswell Road Applicant: Centric Development, LLC ▪ To rezone the subject property from AG-1 (Agricultural District) and O-I (Office and Institutional District) to A-L (Apartment Limited Dwelling District), with concurrent variances.	2	CZIM - 4/22/14 CDRM - 5/29/14 PC- 6/19/14 MCC- 7/15/14
4. 201401170 400 Carpenter Drive Applicant: Holt Persinger ▪ To rezone the subject property from C-1 (Community Business District) to A-L (Apartment Limited Dwelling District), with concurrent variances.	6	CZIM - 4/22/14 CDRM - 5/29/14 PC- 6/19/14 MCC- 7/15/14
5. 201401173 5188 & 5208 Roswell Road, 141,151,161,171 Mt. Paran Road Applicant: Halpern Enterprises, Inc ▪ To rezone the subject property from O-I (Office and Institutional District) and R-3 (Single Family Dwelling District) to MIX (Mixed Use District), with concurrent variances.	6	CZIM - 4/22/14 CDRM - 5/29/14 PC- 6/19/14 MCC- 7/15/14
6. 201401257 220 and 230 Sandy Springs Place	3	CZIM - 4/22/14 CDRM - 5/29/14

COMMENTS ON PUBLIC SERVICES AND UTILITIES

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

WATER AND WASTEWATER (SEWER):

WATER:

Anticipated water demand: 100 gallons per day (gpd) per 1,000 square feet (sq.) x 39,605 (retail / office space) sq. ft. = 3,961 gallons per day (gpd) plus 270 gallons per day (gpd) per housing unit x 15 units = 4,050 gallons per day for a total daily water usage = 8,011 gpd.

This project is within the City of Atlanta water jurisdiction.

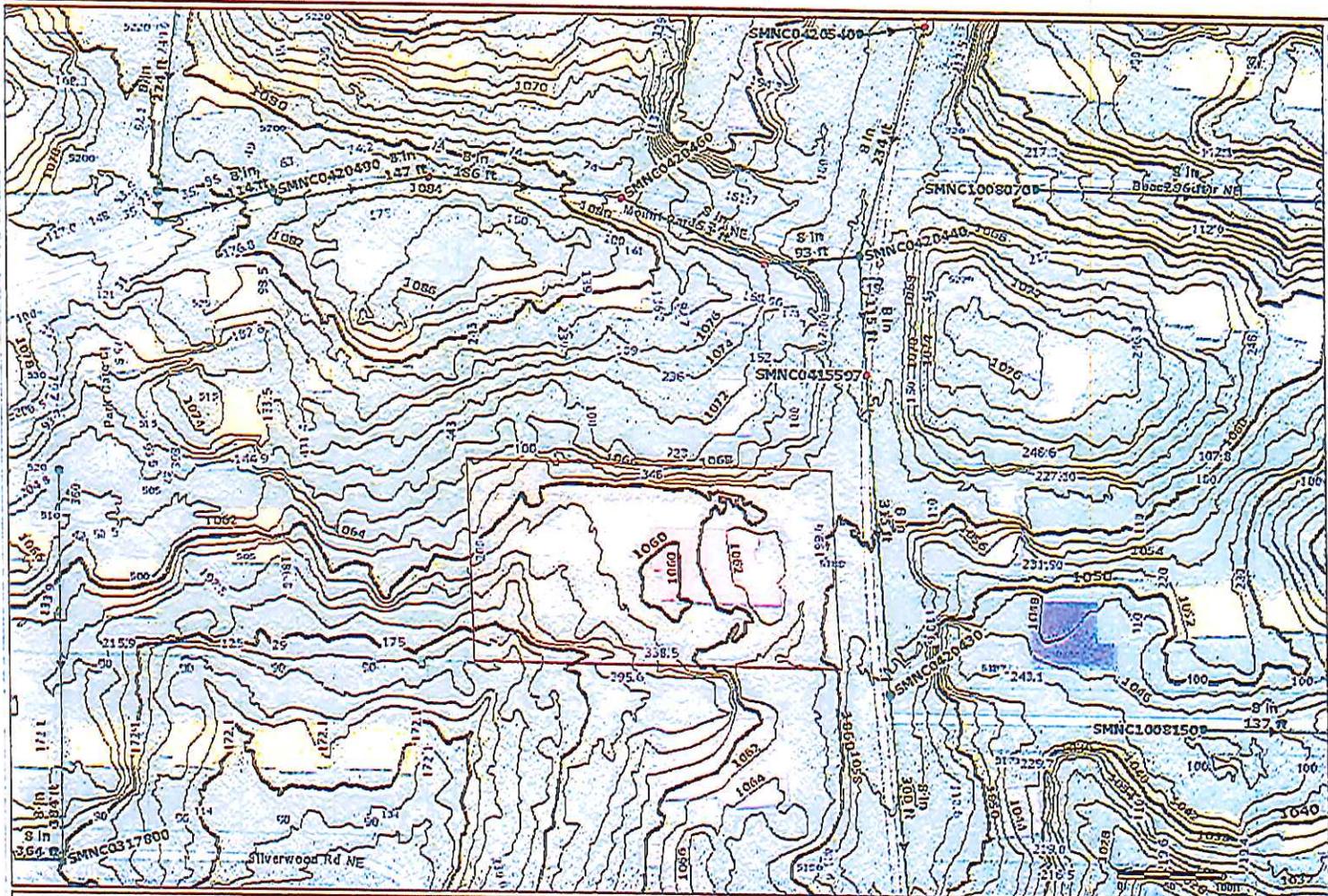
SEWER:

Basin: Nancy Creek
Treatment Plant: R.M. Clayton (City of Atlanta)
Anticipated sewer demand: 7,210 gallons per day

There are two sewer manholes north of the northern property boundary line within the Mount Paran Road right of way (Sewer manholes # SMNC0420450 and # SMNC0420460) and there are two sewer manholes east of the eastern property boundary line within the Roswell Road right of way (Sewer manhole # SMNC0415597 and # SMNC0420440) located in Land Lot 92, District 17 that can service the proposed 5188, 5208 Roswell Road and 141, 151, 161, 171 Mount Paran Road (Halpern Enterprises) retail, office and single family residential mixed use development.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

- Treatment Plant
- ★ Re-Use
- ★ Waste Water
- ★ Water
- Waste Water System
- Private Manhole
- Pump Station
- Manhole
- Accessible
- ★ Not Accessed
- Problem
- Lined Pipe
- Force Main
- Creek Crossing
- Waste Water Pipe Flow
- DNK
- 2" - 6"
- 8"
- 10"
- 12" - 16"
- 18" - 24"
- 30" - 48"
- Greater than 48"
- Waste Water Pipe
- DNK
- 2" - 6"
- 8"
- 10"
- 12" - 16"
- 18" - 24"
- 30" - 48"
- Greater than 48"
- Topography
- 20 Ft Contour
- 10 Ft Contour
- Parcel Dimensions



5188 & 5208 Roswell Road
 Fulton County, Georgia
 5-7-2014

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximations and are not standards. Fulton County assumes no responsibility for losses resulting from the use of this data, even if Fulton County is advised of the possibility of such losses.

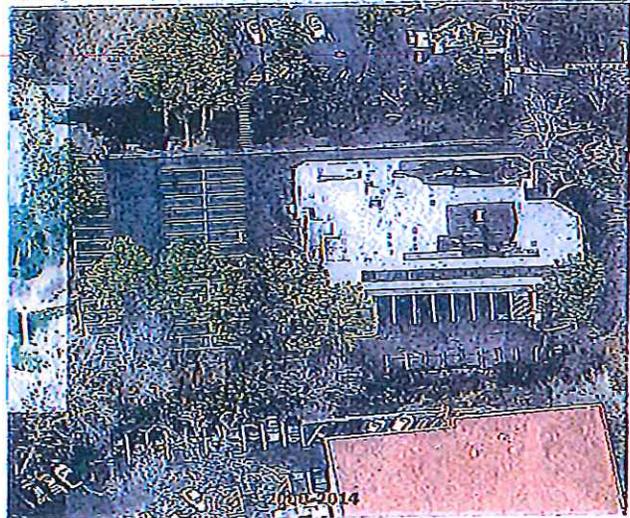


Property Profile for **5188 ROSWELL RD**

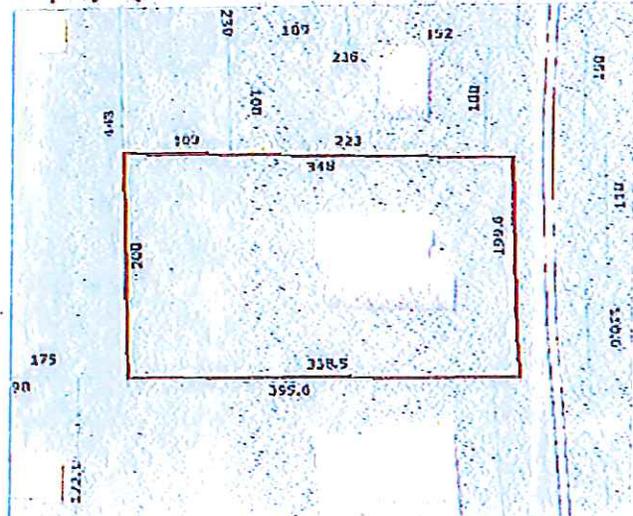
Property Tax Information

Tax Year	2014
Parcel ID	17 009200010358
Property Address	5188 ROSWELL RD
Owner	INTERNATIONAL BUILDING ASSOC
Mailing Address	5188 ROSWELL RD SANDY SPRINGS GA 30342
Total Appraisal	\$2,039,500
Improvement Appraisal	\$534,000
Land Appraisal	\$1,505,500
Assessment	\$815,800
Tax District	59
Land Area	1.57601 ac
Property Class	Commercial Lots
Land Use Class	Office Bldg (Low Rise > 4) Class C
TAD	
CID	
Zoning	
Zoning Class	not available
Overlay District	
2030 Future Development	not available
Political	
Municipality	Sandy Springs
Commission District	4
Commission Person	Tom Lowe
Council District	not available
Council Person	not available
Yoting Precinct	SS11D
Poll Location	Highpoint Elementary School, 520 Greenland Rd
Congressional District	011
State Senate District	006
State House District	052
School Zones	
Elementary School	High Point
Middle School	Ridgeview
High School	Riverwood
Other Information	
Zip Code	30342
Census Tract	102.12
In Less Developed Census Tract	No

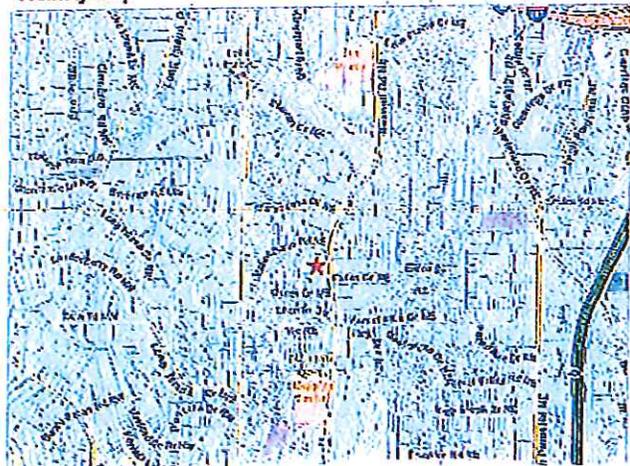
Oblique Aerial View (looking north)



Property Map



Vicinity Map



Property Profile for **5208 ROSWELL RD**

Property Tax Information

Tax Year	2014
Parcel ID	17 009200010366
Property Address	5208 ROSWELL RD
Owner	INTERNATIONAL BUILDING ASSOC
Mailing Address	5188 ROSWELL RD ATLANTA GA 30342
Total Appraisal	\$1,131,800
Improvement Appraisal	\$101,300
Land Appraisal	\$1,030,500
Assessment	\$452,710
Tax District	59
Land Area	0.526859 ac
Property Class	Commercial Lots
Land Use Class	Residential on Commercial Land
TAD	
CID	
Zoning	
Zoning Class	not available
Overlay District	
2030 Future Development	not available
Political	
Municipality	Sandy Springs
Commission District	4
Commission Person	Tom Lowe
Council District	not available
Council Person	not available
Voting Precinct	SS11D
Poll Location	Highpoint Elementary School, 520 Greenland Rd
Congressional District	011
State Senate District	006
State House District	052
School Zones	
Elementary School	High Point
Middle School	Ridgeview
High School	Riverwood
Other Information	
Zip Code	30342
Census Tract	102.12
In Less Developed Census Tract	No

Oblique Aerial View (looking north)



Property Map



Vicinity Map



Property Profile for 151 MOUNT PARAN RD NE

Property Tax Information

Tax Year 2014
Parcel ID 17 009200010192
Property Address 151 MOUNT PARAN RD NE
Owner INTERNATIONAL BUILDING ASSOC
 LLP
Mailing Address 5188 ROSWELL RD ATLANTA GA
 30342
Total Appraisal \$315,000
Improvement Appraisal \$89,200
Land Appraisal \$225,800
Assessment \$126,000
Tax District 59
Land Area 0.563259 ac
Property Class Residential Lots
Land Use Class Residential 1 family
TAD
CID

Zoning

Zoning Class not available
Overlay District
2030 Future Development not available

Political

Municipality Sandy Springs
Commission District 4
Commission Person Tom Lowe
Council District not available
Council Person not available
Voting Precinct 5511D
Poll Location Highpoint Elementary School, 520
 Greenland Rd

Congressional District 011
State Senate District 006
State House District 052

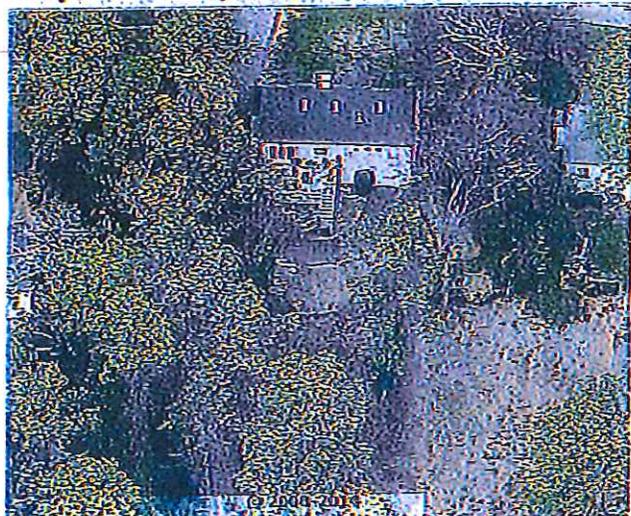
School Zones

Elementary School High Point
Middle School Ridgeview
High School Riverwood

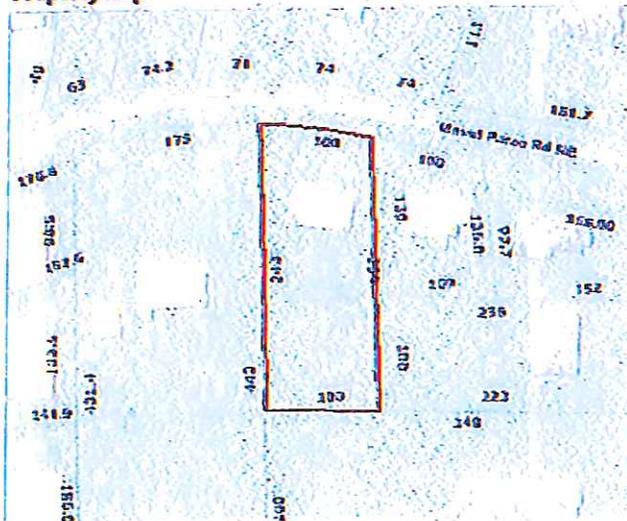
Other Information

Zip Code 30342
Census Tract 102.12
In Less Developed Census Tract No

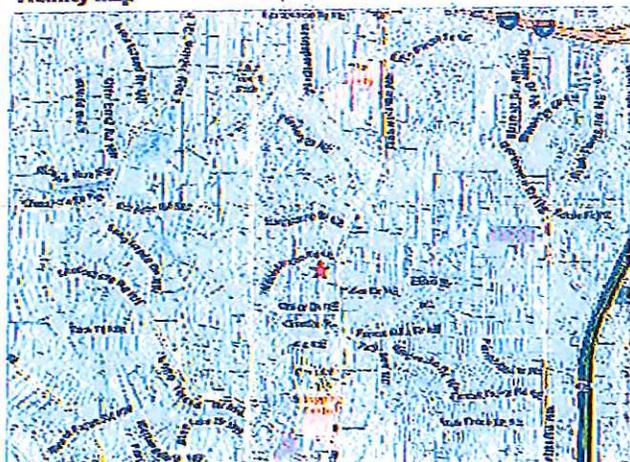
Oblique Aerial View (looking north)



Property Map



Vicinity Map



Property Profile for 161 MOUNT PARAN RD NW

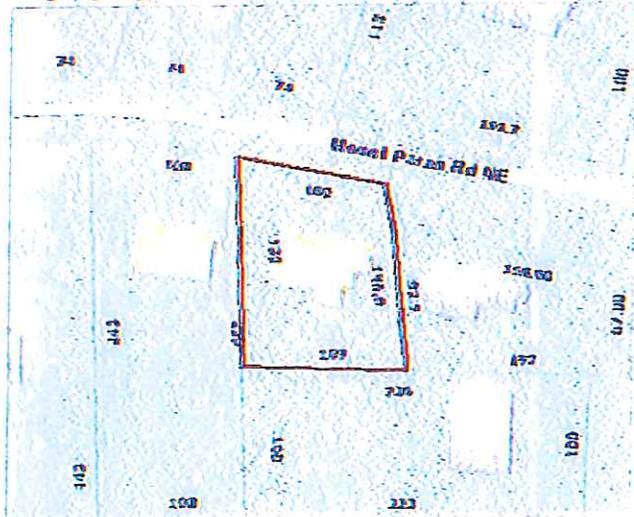
Property Tax Information

Tax Year	2014
Parcel ID	17 009200010267
Property Address	161 MOUNT PARAN RD NW
Owner	INTERNATIONAL BUILDING ASSOC
Mailing Address	5188 ROSWELL RD ATLANTA GA 30342
Total Appraisal	\$340,000
Improvement Appraisal	\$63,700
Land Appraisal	\$276,300
Assessment	\$136,000
Tax District	59
Land Area	0.300298 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	
Zoning	
Zoning Class	not available
Overlay District	
2030 Future Development	not available
Political	
Municipality	Sandy Springs
Commission District	4
Commission Person	Tom Lowe
Council District	not available
Council Person	not available
Voting Precinct	SS11D
Poll Location	Highpoint Elementary School, 520 Greenland Rd
Congressional District	011
State Senate District	006
State House District	052
School Zones	
Elementary School	High Point
Middle School	Ridgeview
High School	Riverwood
Other Information	
Zip Code	30342
Census Tract	102.12
In Less Developed Census Tract	No

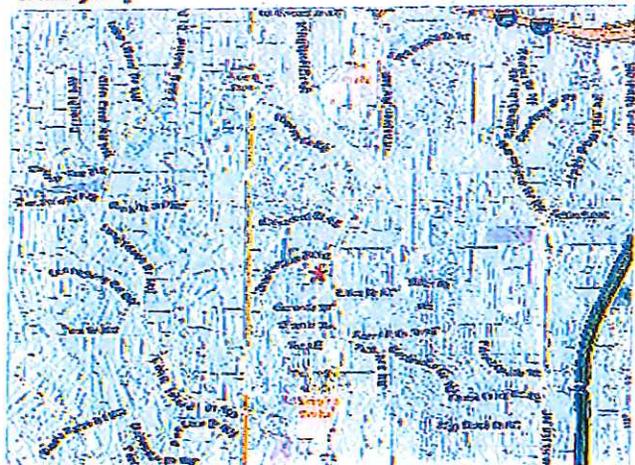
Oblique Aerial View (looking north)



Property Map



Vicinity Map



Property Profile for 171 MOUNT PARAN RD NW

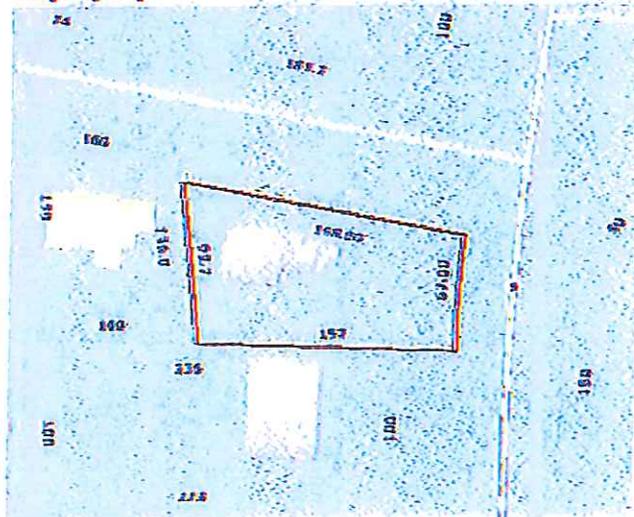
Property Tax Information

Tax Year	2014
Parcel ID	17 009200010408
Property Address	171 MOUNT PARAN RD NW
Owner	INTERNATIONAL BUILDING ASSOC
Mailing Address	5188 ROSWELL ATLANTA GA 30342
Total Appraisal	\$785,300
Improvement Appraisal	\$42,400
Land Appraisal	\$742,900
Assessment	\$314,120
Tax District	59
Land Area	0.375941 ac
Property Class	Commercial Lots
Land Use Class	Residential on Commercial Land
TAD	
CID	
Zoning	
Zoning Class	not available
Overlay District	
2030 Future Development	not available
Political	
Municipality	Sandy Springs
Commission District	4
Commission Person	Tom Lowe
Council District	not available
Council Person	not available
Voting Precinct	SS110
Full Location	Highpoint Elementary School, 520 Greenland Rd
Congressional District	
Congressional District	011
State Senate District	006
State House District	052
School Zones	
Elementary School	High Point
Middle School	Ridgeview
High School	Birchwood
Other Information	
Zip Code	30342
Census Tract	102.12
In Less Developed Census Tract	No

Oblique Aerial View (looking north)



Property Map



Vicinity Map



Fulton County Schools - Rezoning Impact Statement

4/16/2014

PETITION: 201401173

JURISDICTION: Sandy Springs

USE	# UNITS
Single-family detached	15
Townhouse / Condo	0
Apartments	0

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT ^A	CAPACITY ^B	ESTIMATED # NEW STUDENTS GENERATED	PROJECTED UNDER/OVER CAPACITY ^C	
				WITHOUT DEV	WITH DEV
High Point ES	903 to 959	850	0 to 3	53 to 109	53 to 112
Ridgeview MS	1,161 to 1,233	1200	0 to 1	-39 to 33	-39 to 34
Riverwood HS	1,553 to 1,649	1325	0 to 2	228 to 324	228 to 326
TOTAL			0 to 6		

HS REGION:	AVERAGE - 1 STD. DEV.	AVERAGE + 1 STD. DEV.
Riverwood HS		
One single-family detached unit generates:	0.013091	0.208131 elementary school students
	0.000000	0.056933 middle school students
	0.000000	0.162666 high school students
One townhouse unit generates:	0.007704	0.089494 elementary school students
	0.000000	0.039527 middle school students
	0.007502	0.107628 high school students
One apartment unit generates:	0.000000	0.737742 elementary school students
	0.000000	0.167478 middle school students
	0.036368	0.207204 high school students

AVERAGE OPERATIONAL COST PER STUDENT (FY14):

TOTAL COST: \$12,286

PORTION LOCAL REVENUE SOURCES: \$8,209

PORTION STATE AND OTHER REVENUE SOURCES: \$4,077

^A Projected enrollment for the 2014-15 school year based on forecasted enrollment.

^B Georgia Department of Education state capacity.

^C Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of students a facility is under state capacity.

* State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.

** Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.

May 14, 2014

Ellen W. Smith, Esq
Holt Ney Zatcoff & Wasserman, LLP

RECEIVED

MAY 14 2014

City of Sandy Springs
Community Development

RE: 201401173

Dear Ms Smith:

I am writing on behalf of the Park Gate Ct. Homeowners Association. Although we understand there may be an alternate plan being contemplated for the above referenced redevelopment we want to go on record based on what we have seen to date. We believe the proposed rezoning and redevelopment of the property in question cannot be supported by the Park Gate Ct residents for numerous reasons. The greatest concern arises from the proposed residential portion of the development. The commercial aspects and the impact on Mt Paran Rd also present areas of concern.

Residential Portion

In general we believe the proposed residential portion of the development lacks an adequate buffer, is comprised of homes of an excessive height and is far too dense for a Sandy Springs single family home development. The density of homes abutting the Park Gate property lines should be significantly lower than the proposed increase of 233%. We believe there should be the requisite 50 ft buffer and 10 ft improvement setback as defined in the Sandy Springs Zoning Ordinance. In addition we would like to see a permanently planted landscape berm with mutually acceptable trees and shrubs in the buffer zone.

We believe the homes built in the 2.18 acres adjacent to Park Gate Ct. should conform to the Sandy Springs Live Work Neighborhood category of 5 units per acre and 2 story maximum. As currently proposed at nearly 7 homes per acre and a 60 ft height, we believe it doesn't fit with the Sandy Springs goals for areas adjacent to the Glenridge node.

We also want to make sure that the façade of the proposed homes is consistent with the surrounding homes and that the sides and rear elevations are bricked consistent with the front elevations rather than covered in any form of lap siding material.

Commercial Portion

We believe the proposed office building at the corner of Mt. Paran and Roswell should be consistent with the surrounding neighborhoods and have a more traditional rather than modern appearance. We would like to understand more of the details surrounding the proposed daycare facility. Is the development contingent on the daycare facility taking the space? Where will the playground be situated and how will it be screened or buffered from the east side of the proposed residential development? We would like to see whatever is planned for this facility to be part of the rezoning rather than a private arrangement.

Mt. Paran Portion

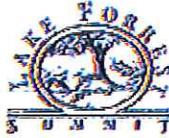
Given the existing traffic issues on Mt. Paran and the Mt. Paran & Roswell intersection we would like to see the curb cut into the commercial development removed from the plan. Given the already heavy traffic on to and off of Mt. Paran we believe the additional curb cut will create further traffic issues.

We would be happy to meet with you and continue the dialogue you began at the April CZIM. We would prefer to reach a mutually agreeable solution here but as things are presented at this point we cannot support the proposal.

Thank you and we look forward to hearing back.

Randy Miller on behalf of the Park Gate Homeowners Association.

cc. Linda Abaray, Park Gate Court Residents, Susan Yeosock, Suzanne Umberger



RECEIVED
MAY 05 2014
City of Sandy Springs
Community Development

May 2, 2014

Ellen W. Smith, Esq.
Holt Ney Zatcoff & Wasserman, LLP

RE: 201401173

Dear Ms. Smith:

This letter is from the Lake Forrest Summit Community Association, Inc. (LFSCA) located on Lake Forrest Drive, as the proposed rezoning would impact all 35 homes in our community. The future land use map designates LWN for a parcel abutting our neighborhood.

There are 4 primary areas that are driving our concerns:

- Residential component of the development exceeds an acceptable height and density.
- Commercial component of the development is incompatible with the vision for the Glenridge Drive Node and lacks specific details.
- Detailed buffer plans are needed soon.
- Infrastructure demand placed on an already stressed intersection.

Residential Component:

The current plan proposes 15 homes on 2.18 acres. This plan does not provide the required 50' buffers or 10' improvement setbacks that are required in all residential districts in Sandy Springs. This density is further exacerbated by the height of the proposed homes. This height increase is not only an issue for Park Gate Court but will also be an issue for some homes on Mt. Paran Road and Silverwood Road. The height of the homes should not exceed 40' or the project cannot be supported.

Commercial Component:

The commercial component of the petition is located in the Glenridge Drive Node 2b. The guidelines and policies for this node encourage developments that apply with the Live Work Neighborhood land use classification. Commercial and office densities should be 10,000 SF per acre or less. The maximum building height should be 2 stories and they should incorporate compatible architecture with the surrounding neighborhoods.

The new building is positioned very close to the street and a portion appears to be located in previously deeded ROW. Strict adherence to form based zoning can present challenges when near term infrastructure adjustments may be warranted.

No elevations are provided for the existing building. If the exterior of this building is being renovated, please provide elevations.

An existing 14,420 SF building is listed on the site plan as a future day care. The playground is not shown and mitigation measures to prevent noise from traveling to the adjoining residential neighborhoods will need to be taken. The applicant has indicated the future need for parking with the day care will be 82 spaces. I worked on a day care rezoning case in 2011 for a 13,000 SF building and the parking

requirement was 30 spaces. The attendance was 245 students with 30 employees. Why is the parking requirement so much larger for this potential day care when the SF is similar? I can only surmise the projected attendance is greater requiring a larger number of employees? The city of Sandy Springs requires 1.7 spaces per 1000 SF + 1 space per 4 employees on the largest shift. I look forward to receiving some specific information on how the applicant arrived at a requirement of 82 spaces.

Detailed Buffer Plans:

A detailed buffer plan is needed for any portion of the parcel that abuts Park Gate Court, Silverwood Road and Mt. Paran Road. Since these plans are so important to the neighbors, they should be submitted for the packet prior to the PC meeting.

All buffer plans should include the type of tree, size and number. A variation of species is encouraged to provide aesthetic interest associated with high end landscape design.

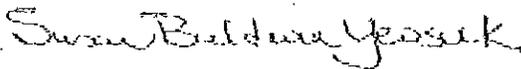
Infrastructure:

The proposed development will increase demand at an intersection that is already projected in the GRTA DRI #2290 Transportation Analysis to reach an unacceptable LOS at built out of the Chastain Mixed Use project. Recommendations were made in this study for an intersection improvement that involve this parcel.

The requested curb cut for the commercial building on Mt. Paran Road is across from an existing single family home. This request presents challenges due to line of sight issues related to curves in the road.

It is my understanding a new site plan is under consideration. Lake Forrest Summit has been involved in 10+ rezoning/use permit petitions and is hoping a compromise can be reached that does not set a bad precedent in our community.

Regards,



Susan Baldwin Yeosock
President
Lake Forrest Summit Community Association, Inc.

cc: Linda Abaray

RECEIVED

MAY 01 2014

City of Sandy Springs
Community Development

May 1, 2014

Ellen W. Smith, Esq
Ney Zatzoff & Wasserman, LLP

RE: 201401173

Dear Ms. Smith:

This letter is from the houses 160, 152, 146, 142 and 138 Mount Paran Rd NE, which will all be directly impacted by the proposed rezoning and development at Mount Paran and Roswell Rd.

We do not support the plan as it currently stands and require the following in order to move forward:

1. The proposed new 25,000 square foot commercial building needs to be redesigned to use compatible neighborhood scale architecture as stated in the Glenridge Node requirements where this building is located. We will need to know the new proposed elevations as this is not noted on the current site plan.
2. The proposed commercial building needs to be redesigned to fit in with the look of the neighborhood with a more traditional, upscale feel instead of the current glass, modern, downtown look in the plans.
3. The existing infrastructure does not support the proposed increased demand at the intersection and we will need an additional left/right hand turn lane added from the proposed housing development down to Roswell Rd.
4. Elimination of the proposed curb cut for the commercial building on Mount Paran Rd as the existing infrastructure does not support the increased demand of commercial tenants.
5. We will need adequate tree screening on the building and housing side of the sidewalk from the start of the housing project all the way to the beginning of Roswell Rd as per the Sandy Spring requirements.
6. There needs to be a 50 foot buffer and 10 foot setback between the proposed residential development and the Park Gate Ct and Silverwood Rd. neighborhoods as per the requirements of Sandy Springs.
7. Setbacks for any residential development would need to be consistent with the neighboring residential developments.

8. Height and density limitations consistent with a Live Work Neighborhood (as defined in the Sandy Springs Comprehensive Plan) would have to apply to the new residential development. Nothing over a 40 foot height can be supported by us.
9. Detailed plans for the daycare facility including the proposed playground area.
10. Adequate buffer and transition between the proposed residential development and the commercial properties on Roswell Rd.

The neighbors of 160, 152, 146, 142 and 138 Mount Paran Rd are very interested in seeing the revised site plan. Thank you so much.

Sincerely,

Suzanne Umberger

Abaray, Linda

From: Neu, Scott M <Scott.Neu@gs.com>
Sent: Friday, July 11, 2014 12:42 AM
To: 'Smith, Ellen W.'
Cc: 'don.long@endochoice.com'; 'Randy Miller'; 'Tibby DeJulio'; Abaray, Linda
Subject: Halpern Development
Attachments: 2014.07.10 - Halpern HQ_Site Plan_Option 02.pdf; 6-5 Landscape Plan as filed 14011-LandscapePlan-2014-06-03 (6).pdf; Final Comparison - Zoning Conditions.pdf.pdf

Ellen,

I am writing on behalf of the Park Gate Homeowners Association regarding the proposed Halpern development at the corner of Mt. Paran and Roswell Road. We have reviewed the latest revision of the project and want to lend our support of this project as long as the following guidelines and restrictions are adhered to:

- The project will be developed in accordance with the attached site plan
- The project will be developed according to the attached proposed zoning conditions
- The landscaping and planted buffer be installed and maintained in accordance with the attached landscaping plan

I want to thank you, Mr. Halpern and all those involved for the effort and time spent helping us get to a point where we can support this project.

Regards,

Scott M. Neu

Scott M. Neu, CFA
Vice President

Goldman, Sachs & Co.
3414 Peachtree Road, NE | Suite 600 | Atlanta, GA | 30326
Tel: (404) 846-7225 | (888) 474-2006
Cell: (404) 313-7508
scott.neu@gs.com

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